

70 Edgebank Circle NW
Calgary, Alberta

MLS # A2220437



\$925,000

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|-------------|---|-------------|---|
| Division: | Edgemont | Water: | - |
| Type: | Residential/House | Sewer: | - |
| Style: | 2 Storey | Condo Fee: | - |
| Size: | 2,696 sq.ft. | Age: | 1988 (37 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Insulated | LLD: | - |
| Lot Size: | 0.12 Acre | Zoning: | R-CG |
| Lot Feat: | Back Lane, Landscaped, Rectangular Lot, Treed | Utilities: | - |
| Heating: | In Floor, Forced Air | Features: | Bookcases, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Floors: | Carpet, Hardwood, Laminate | Inclusions: | Solar Panels |
| Roof: | Asphalt Shingle | | |
| Basement: | Finished, Full, Walk-Out To Grade | | |
| Exterior: | Brick, Stucco, Wood Frame | | |
| Foundation: | Poured Concrete | | |

Wow! 2,700 square feet 2 storey home plus fully finished Walkout basement, offering you 3,742 sq ft of living space. The minute you walk in, you will be impressed by the soaring high ceiling in the foyer and Living Room 18 feet Vaulted Ceilings with large Windows to capture lots of sunshine. Hardwood and Tile flooring throughout the Main level. Formal Living and Dining Room, Main Floor Den, Family Room with wood burning fireplace with gas valve, built in bookshelves, open to the Kitchen, with newer appliances, gas stove with Double oven (2024) and Granite Countertops. From the Kitchen nook you can access to the extended newer Deck and with stairs to the Backyard. Walking upstairs you will find the Large Master bedroom with vaulted ceiling, connected to a Loft that you can enjoy working with windows and oversees the Main level. 3 other good sized bedrooms and a full bath for this level. Fully finished walkout basement has 2 more bedrooms, full bath, a large Recreation Room and a Den. Walkout to your fenced and landscaped yard with newly done stone Patio, and cedar finished under the Deck, that you can enjoy the yard. Sit back and relax in this East facing sunny Yard. Additional upgrades include two Furnaces (2022 and 2013) and solar panels. This home is located near schools, Nose Hill park and walking paths. It also offers quick access to Superstore and Costco. Close to Stoney Trail, Shaganappi Trail and Crowchild Trail. Don't miss this opportunity to move in this lovely Family Home for your growing family!