

23 Edgewood Place NW  
Calgary, Alberta

MLS # A2218340



**\$999,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Edgemont  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,550 sq.ft.  | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad                                   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Open Lot, Pie Shaped Lot, Private, Treed, Views |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | High Efficiency  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Wood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Asphalt, Concrete  | <b>Zoning:</b>    | r-cg |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Natural Woodwork, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** na

#### NEW WINDOW BLINDS AND AC WILL BE INSTALLED AT POSSESSION

welcome to this beautiful fully renovated unique walk up bungalow located in Edgemont the most desirable community of NW Calgary offering almost 3000 square feet of upgraded luxury living space. This house is professionally redesigned and renovated from the studs with state of the art modern yet classy finishes throughout the house . Grand double door entrance feature tiled foyer area with elegant curb staircase leading up to the main level. The lower level has huge family / living area with fire place and feature wall designs . bedroom , 3 piece full bathroom and laundry room . As you come up the main level you are greeted with spacious living area with vaulted ceiling with beautiful chandelier leading on to the front balcony with breathtaking views . master bedroom with patio access and ensuite bath . 2 additional generous sized bedrooms and 5 piece bathroom with beautiful tiles and under vanity lights . upgraded kitchen with beautiful appliances , dual tone cabinetry and TAJ MAHAL marble counters and waterfall island . The professorially picked lighting features , granite counter tops , tile selection , wall paper feature walls , brick fire place paint , floor and railing makes this house looks amazing. New furnace , water tank , hardy siding , roof , windows , glass railing . This HOME sits on a huge fully landscaped pie shape lot for your amazing summer patio and bone fire parties , additional gated parking pad at the back for your RV or boat along with the double front attached garage with beautiful epoxy floors . BEAUTIFUL LOCATION CLOSE TO PARKS , WALKING PATHS , SCHOOLS , NOSHILL PARK WITH LOTS OF TREES AND VIEWS . THIS HOUSE MUST BE SEEN AND APPERCIATED .