

8 Edgeland Bay NW
Calgary, Alberta

MLS # A2227583



\$729,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,622 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Storage		

Inclusions: Alarm system hardware (as is), storage shed, washer & dryer in basement

Sensational value in this warm & inviting bungalow tucked away in this cul-de-sac in the highly-desirable family community of Edgemont, offering a total of 3 bedrooms & 3 bathrooms, 2 decks & great-sized backyard with low-maintenance fencing. Available for quick possession, you'll love the family-friendly floorplan of this lovely home, which enjoys a bright & airy living room with large bay window, open to the spacious dining room which is perfect for family dinners & entertaining. The eat-in kitchen has laminate floors & lots of cabinet space, with pantry & white/stainless steel appliances including Samsung dishwasher & Whirlpool stove/convection oven. A step down from the kitchen is the cozy family room with wood-burning fireplace & access onto the large balcony. Main floor has 3 bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, ensuite with shower & its own private access onto the balcony. The walkout basement is finished with a great-sized games room & huge recreation room, half bathroom & utility/storage room with built-in shelving & workbench. Additional features include laundry on both the main & walkout levels, large storage shed & patio in the fenced backyard, tile floors in the 2 main floor bathrooms & finished 2 car garage with lots of extra parking on the driveway. A fantastic home in this prime location only minutes to Edgemont Superstore, neighbourhood schools & bus stops, with quick easy access to major retail centers, University of Calgary, hospitals & LRT.