

204 Edcath Place NW  
Calgary, Alberta

MLS # A2294437



## \$849,900

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** none

Welcome to the Cardel built "Chesapeake" home with only 2 owners since inception. This 2-storey split is situated on a large corner lot in the estate part of Edgemont. This home has been fully renovated in the past 23 years. Most recently a new exterior stucco in 2016 & a fully renovated basement in 2017. The kitchen was updated 20 years ago with high end Merit cherry cabinetry, new appliances, and quartz counter tops. The entire home has triple pane windows and were updated in 3 stages. A new euroslate rubber roof along with eaves and leaf filter done in 2022 (roof 2010). A high end hardwood floor is throughout the entire main floor. Back living room has gas fireplace and is very cozy. In addition, there is a den and laundry on the main level. The upper level has a large master bedroom along with a walk in closet. A 4 piece ensuite with some updates. There are 2 additional bedrooms + a 4 piece main bathroom. The basement went through a complete renovation in 2017 with enlarge egress windows, a new 3 piece bathroom with walk in shower, and a spacious rec room. Furnace replaced in 2021. The yard faces south with a large updated 2 tier deck with railing. Yard is also well landscaped with shrubbery and planters throughout. Home is walking distance to 2 elementary schools in the area.