

142 Edgeview Road NW  
Calgary, Alberta

MLS # A2296914



## \$929,900

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,847 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, French Door, Granite Counters, No Smoking Home, Pantry

**Inclusions:** NA

This is the property you have been waiting for to come back on the market! Gorgeous 5 bedroom 3.5 bathrooms in the highly sought after community of EDGEMONT. This home boasts of tons of appealing features. Walk in to the open-to-below entrance and make your way up to the main floor with living room, formal dining that flows into a big kitchen. From there the sunroom/solarium is beautiful sit out next to the large deck ( built in 2020). On the main floor there is additional cozy family room ,2pc guest bath and a large den/home office with built in bookcase. On the Upper level, there is a huge primary bedroom with a 5pce ensuite spa. There are other good size rooms , a laundry room and another 3pce bathroom that complete this level. On the lower level there is another bedroom with a 3pce bathroom for your guests, situated in a spacious walkout basement with huge rec room and mudroom. Natural light floods the entire property through huge windows. The Poly B has been replaced recently - all through the house. .Two high efficiency TRANE furnaces were installed Dec 2021 and Jan 2022, as well as rough in for central air-conditioning. Hot water tank was replaced June 2018. This home is well situated within proximity of tons of infrastructure - schools, shopping, transit systems. RPR with compliance available.