

142 Edgeview Road NW  
Calgary, Alberta

MLS # A2246567



**\$959,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <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 (36 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 |               |                   |

|                    |                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, French Door, Granite Counters, No Smoking Home, Pantry |                   |      |

**Inclusions:** NA

This is the property you have been waiting for to come on the market! Gorgeous 5 bedroom 3.5 bathrooms in the highly sought after community of EDMONTON. 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. Drywall openings in a few areas would give access for home inspection to verify. This home is offered "as is". 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. Some areas of this home need some Renos and pricing reflects this. Come see this property and don't miss out on this good deal.