

11 Edgepark Way NW  
Calgary, Alberta

MLS # A2180013



**\$700,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Cedar Shake

**Basement:** Full, Unfinished

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

**\*\*OPEN HOUSE SATURDAY NOV 23rd 1:00PM - 2:00PM\*\*** Seller Will Be Reviewing Offers Sunday Nov 24th at 7:00PM Welcome to this stunning 3-bedroom, 2.5-bathroom detached home in the desirable community of Edgemont, offering over 2,100 sq. ft. of living space. Step into an entryway accompanied by soaring high ceilings that create a sense of openness and sophistication. The main level is thoughtfully designed to include a bright family room, a formal dining room perfect for hosting, a well sized kitchen, and a spacious living room featuring a charming brick fireplace, ideal for cozy evenings and gatherings. Upstairs, you'll find all three bedrooms, including a luxurious master retreat. The master suite boasts a massive walk-in closet, a spacious 5-piece ensuite complete with a soaker tub, and a private balcony overlooking the backyard and adjacent green space. The two additional bedrooms are generously sized and share a well-appointed 4-piece bathroom. A versatile bonus area on the upper level provides an ideal space for a home office or relaxation nook. The large unfinished basement offers a blank canvas for you to personalize and create your dream space. Outside, enjoy a backyard oasis featuring a patio that spans the entire width of the home, offering ample room for outdoor entertaining. The backyard is private, backing onto a wide expanse of green space, providing a serene and peaceful setting. Just steps from the Edgemont Ravine, you'll have easy access to picturesque walking and biking trails and beautiful natural landscapes. This home is also conveniently located near shopping, dining, and major roadways, making it the perfect blend of tranquility and accessibility. Don't miss this incredible opportunity!