

27 Edenvold Crescent NW
Calgary, Alberta

MLS # A2202394



\$849,000

Division:	Edgemont		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,974 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, See Remarks		

Inclusions: Dishwasher in the basement

Welcome to this beautifully upgraded home located in the desirable Edgemont community. This spacious property offers nearly 3000 SF of developed living space and boasts a range of attractive features, including a walk-out basement, a south-facing backyard, and just a short walk to the reputable Mother Mary Greene School. As you enter, you'll be greeted by a bright and inviting formal dining room, complemented by a generous-sized living room—perfect for hosting guests. The upgraded kitchen is a chef's dream, featuring modern pot lights, a new knockdown ceiling, and refinished solid oak cabinetry. From the kitchen, step out onto the south-facing deck, an ideal spot for morning coffee or evening relaxation. On the upper level, the large master bedroom includes a thoughtfully designed ensuite bathroom for added comfort. Another well-sized bedroom and an upgraded full bathroom complete this floor. Entering through the double attached garage, you'll find a cozy bedroom, a convenient half bathroom, and a laundry room with built-in storage. The spacious south-facing family room, featuring a gas fireplace and ample storage cabinets, provides a welcoming retreat for family time or entertaining. The fully finished basement offers additional living space with a large rec room, a south-facing bedroom, and a kitchen area—perfect for an extended family or guests. The beautifully landscaped backyard is an ideal spot to enjoy warm summer evenings in complete privacy.