

**132 Edgemont Estates Drive NW**  
**Calgary, Alberta**

**MLS # A2218890**



**\$635,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Storage		

**Inclusions:** n/a

OPEN HOUSE | Saturday May 10th, 2025 from 10am - 12pm. ALL NEW WINDOWS + NO CONDO FEES Enjoy Parks, Playgrounds, WILDLIFE + ACRES of natural Park without all the maintenance. Perched high on quiet street & backing onto GREENSPACE / NATURE RESERVE. Location, Location, Location. Steps to Edgemont Athletic, Schools, Parks + Playgrounds & a short drive to LRT, Restaurants, Golf, U of C, Hospitals & Shopping! Over 2,500+ sqft of developed SQFT that has been tastefully updated. Open concept main floor with welcoming foyer + flex/study area leads to spacious updated maple kitchen with stainless steel appliances, quartz counters, subway backsplash + built-in pantry. Nice sized dining / nook area with wood burning stone fireplace leads to deck overlooking NATURE RESERVE with mature spruce trees. Grand great room with partial vaulted ceilings + SUNNY SOUTH balcony with Big Sky Views & 2pc powder / laundry complete the main level. Vintage Wood + Iron railings lead upstairs to large Primary Retreat with 3 pc ensuite + walk-in closet. 2 additional good sized bedrooms upstairs + 4 pc bath. Lower level is ideal for games or movie nights with family room + GYM/4th bedroom potential with 3 pc bath. Additional upgrades include: entire exterior of house painted (2018), newer private deck (2018), new roof (2018), newer front balcony re-built (2020), real hardwood floors + ALL NEW WINDOWS. Exceptional Property!