

33 Edgevalley Way NW  
Calgary, Alberta

MLS # A2272405



# \$1,075,000

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,391 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows		

**Inclusions:** Window Coverings All, Garage Door Opener with Controls

Very beautiful home has Clay tile roof, Brick and Stucco Exterior, Triple front attached Garage. Walk to Elementary School and more. Main floor formal Living room, Formal Dining room, Family room with fireplace, kitchen with nook, Den, Laundry and 3pc bath. Upper floor 4 bedrooms, 5pc Ensuite in Master bedroom, an other full bath. Fully finished basement with Great room, second family room, 5th bedroom and full bath. Triple attached Garage and fully fenced back yard has fire pit. House has renovated in 2018 with Triple Glassed LUX windows, flooring and countertops in all bathrooms and Kitchen, all new Window Coverings.