

**30 Edgewood Rise NW  
Calgary, Alberta**

**MLS # A2281837**

**\$525,000**



<b>Division:</b>	Edgemont	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b> 1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot, Steep Slope	

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Beautiful walkout 2 storey half duplex with so many upgrades including a very bright kitchen with an array windows and an impressive display of modern floor to ceiling shaker style cabinets, Pantry with pull outs, more than 6 banks of drawers spread out between island and wall cabinets, under mount lighting, large working island, recessed lighting, engineered Oak wood flooring throughout main floor, spacious dining area adjacent to kitchen with patio doors onto a very large new trex deck with metal railings. Upper level recently updated with laminate flooring, 4 pce bathroom fully renovated with granite tops, new cabinetry and frosted glass doors., large primary bedroom plus 2 secondary bedrooms on upper level. Long spacious family room with picture window and wood burning fireplace with log lighter. Walkout basement with 90% completed family room (needs flooring), rough-in and framed 3 pce bath, large mechanical room with new Furnace, Hot water heater, also doubles as laundry room. Newer maple cabinetry. Updated vinyl windows, Shingles, interlock sidewalk, and deck. Walkout lot could provide a great space to build a garage with roof top patio at same level of walkout basement level.