

192 Edgemont Estates Drive NW  
Calgary, Alberta

MLS # A2211375

\$649,900

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,550 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting		

**Inclusions:** Basement Fridge, Stand-Up Freezer, Television with Brackets, Basement Shelving, Shelving on either side of television

LOADS OF UPGRADES AND NO CONDO FEES! Welcome to this beautifully updates 2 bedroom 2.5 bathroom townhome nestled in the community of Edgemont. Backing directly onto a tranquil natural reserve, with close proximity to restaurants, shopping, schools, transit and quick access to downtown and the mountains, this home offers the perfect blend of modern comfort and serene living. As you enter, you are greeted by a cozy den with a brick faced wood burning fire place. A few steps up, you will discover a thoughtfully extended kitchen layout with granite countertops, newer appliances and ample storage including stunning custom cabinet pull outs. Upstairs, you will find two bedrooms. The Primary bedroom offers views of the mountains and a renovated ensuite boasting elegant granite countertops, modern fixtures and gorgeous front lit mirrors. The well sized second bedroom is conveniently located steps from the hallway bathroom which has also been renovated. The basement offers endless possibilities to suit your lifestyle. Whether you envision a media room, home gym, playroom or private office, this versatile space is ready to adapt to your needs. Walk outside to your private deck and enjoy views of the lush reserve - a rare and peaceful retreat right in your backyard. Don't miss this opportunity to make this exceptional property your home.