

# \$925,000 - 70 Edgebank Circle Nw, Calgary

MLS® #A2220437

**\$925,000**

6 Bedroom, 4.00 Bathroom, 2,696 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

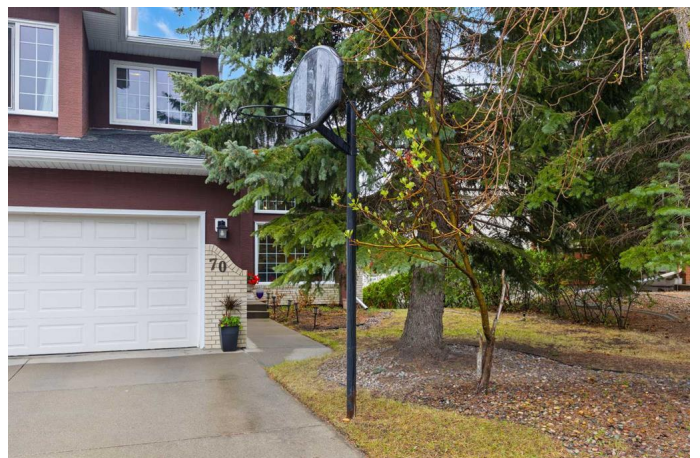
Wow! 2,700 square feet 2 storey home plus fully finished Walkout basement, offering you 3,742 sq ft of living space.

The minute you walk in, you will be impressed by the soaring high ceiling in the foyer and Living Room 18 feet Vaulted Ceilings with large Windows to capture lots of sunshine. Hardwood and Tile flooring throughout the Main level. Formal Living and Dining Room, Main Floor Den, Family Room with wood burning fireplace with gas valve, built in bookshelves, open to the Kitchen, with newer appliances, gas stove with Double oven (2024) and Granite Countertops. From the Kitchen nook you can access to the extended newer Deck and with stairs to the Backyard.

Walking upstairs you will find the Large Master bedroom with vaulted ceiling, connected to a Loft that you can enjoy working with windows and oversees the Main level. 3 other good sized bedrooms and a full bath for this level.

Fully finished walkout basement has 2 more bedrooms, full bath, a large Recreation Room and a Den. Walkout to your fenced and landscaped yard with newly done stone Patio, and cedar finished under the Deck, that you can enjoy the yard. Sit back and relax in this East facing sunny Yard.

Additional upgrades include two Furnaces (2022 and 2013) and solar panels. This home



is located near schools, Nose Hill park and walking paths. It also offers quick access to Superstore and Costco. Close to Stoney Trail, Shaganappi Trail and Crowchild Trail. Don't miss this opportunity to move in this lovely Family Home for your growing family!

Built in 1988

### Essential Information

MLS® #	A2220437
Price	\$925,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,696
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	70 Edgebank Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4S4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Bookcases, Double Vanity, French Door, Granite Counters, High
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	Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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