



GRASSROOTS
REALTY GROUP

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9200 Edgebrook Drive NW
Calgary, Alberta

MLS # A2230357



\$783,800

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

***9200 Edgebrook DR NW *** Gorgeous well maintained 2-storey in desired community - Edgemont . Very convenient location , easy access to Country Hills BV and Shaganappi TR . Close to shopping , pathway , Nose hill park and even Sir Winston Churchill high school bus station . Let's check the photos , you are entering Mr. and Ms. Clean's sweet home . You will find upgraded tile and gleaming hardwood floor on main level , very functional traditional floor plan , you have living room and formal dining room at front , good size den/office room , a roomy family room and upgraded kitchen with granite counter top and new faucet , upgraded bright white appliances , well maintained beautiful oak kitchen . Enjoy morning coffee in your sunny breakfast nook that leads to your south facing backyard and house-wide huge deck . Upstairs you have three large bedrooms that all have walk-in closets , upgraded ensuite bathroom with new tiles and lights. Unspoiled basement for your future personal design idea . Other recent upgrades including roof , siding , new painted deck and fence , most newer paint inside . Perfect move in condition ! Won't last ! Call your agent today !