



GRASSROOTS
REALTY GROUP

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58 Edgebrook Close NW
Calgary, Alberta

MLS # A2251106



\$848,888

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,556 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Greenbelt, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: none

FANTASTIC IMACULATE ESTATE 2 STOREY SPLIT, Fully finished basement with total of 6 BEDROOMS with 4 UPSTAIRS, & 3 & 1/2 BATHS. Incredible Location backing to Pathway to Park! Shopping & Schools. TOTAL OF OVER 3800 SQ.FT. developed! MAIN FLOOR DEN off VAULTED LIVING ROOM/DINING ROOM. Bright ISLAND KITCHEN WITH STAINLESS STEEL APPLIANCES, brand new Hardwood style Luxury Vinyl flooring. Other upgrades include NEW WINDOWS THROUGH-OUT & POLY B REPLACED! Bright DINING NOOK OFF COMPISITE DECK WITH ALUMINUM GLASS RAILING! partly Fenced & LANDSCAPED REAR YARD. LARGE FAMILY ROOM WITH BUILT IN ENTERTAINMENT CENTER WITH feature Brick FIREPLACE. HUGE MASTER SUITE WITH 2 WALK-IN CLOSETS, & GREAT ENSUITE WITH DOUBLE VANITIES, JETTED TUB & SEPARATE SHOWER! 3 OTHER LARGE BEDROOMS UP WITH BUILT IN DESKS IN 2. FULLY DEVELOPED DOWN WITH HUGE REC ROOM AREA, & 2 more more large bedrooms, Full BATH & TONS OF STORAGE. 2 FURNACES & 2 HOTWATER TANKS. . A PERFECT FAMILY HOME WAITING FOR A GREAT FAMILY!