



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36 Edgebrook Park NW
Calgary, Alberta

MLS # A2255678



\$849,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,093 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Views | | |

| | |
|--------------------|--|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Hardwood |
| Roof: | Tile |
| Basement: | Full, Unfinished, Walk-Out To Grade |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Pantry |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

****OPEN HOUSE this SAT on Sep 13rd at 2-4PM**** Look no further! This original home owner, well kept home for the first time on the market that you should not miss. 2,092 sq feet home with Walkout basement, backs onto the big Park, unobstructed view of the North. Tile roof and Stucco exterior, front veranda that offers you the nice South Exposure. Walk in the Foyer, with the Flex Room on your left that is ideal to be used as a Home Office. 2 Storey High ceiling in Family room with Gas fireplace, opens to the spacious Kitchen, centre Island with raised breakfast bar. Formal Dining Room is perfect to host your dinner gathering. Spacious Kitchen Nook with the open view of the Park with 9.5 ceiling heights, access to the deck. Upstairs offer you 3 bedrooms and 2 full baths. Primary bedroom gives you such a nice open View that you can relax, an Ensuite bathroom with a jetted tub and separate shower. In the hallway, you can overlook the Main Floor Family Room and the open View of the Park. Walkout basement is ready for your future development, yet one full bathroom is completed. Walkout level can access to the Level and fenced backyard. From here, you can walk straight through the backyard gate to the greenspace and enjoy direct access to the park. Newly upgraded Furnace and A/C unit in 2020. Great location on a quiet street, across from the park and backs onto the Big Park and Soccer field, ideal location for your family. Children can attend to the best Junior High and High School in NW. Close to Costco, and all other major shopping areas, easy access to Country Hills Blvd and Stoney Trail. Call today for your viewings!