



GRASSROOTS
REALTY GROUP

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87 Edgebrook Way NW
Calgary, Alberta

MLS # A2270360



\$719,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

JUST LISTED in Edgemont! QUIET STREET LOCATION and SHORT 7 MINUTE WALK TO NOSE HILL PARK! 4 bedroom, 3 bathroom, 2 storey situated on a LARGE PRIVATE LOT! The double attached garage is long enough to fit 2 full sized trucks. Short walking distance to Edgemont public school! Fantastic floor plan with VAULTED CEILING LIVING ROOM, HARDWOOD FLOORING, formal dining area, VAULTED CEILING KITCHEN with OVERSIZED PANTRY, eating nook, and family room with wood burning fireplace and WET BAR area. PRIVATE PATIO and LARGE SUNNY SE BACKYARD for the kids to play. The WIDE STAIRCASE leads to the upper level where you'll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with 3 PCE ensuite, TILED STANDING SHOWER, WALK-IN CLOSET, a 2nd set of his/her closets, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower level is partially finished with a LARGE BEDROOM, and wide open space to develop a recreational area. So many extras in this home - TRIPLE PANE WINDOWS (2023), CENTRAL AIR CONDITIONING (2023), DOUBLE BUILT-IN WALL OVENS (2023), INDUCTION COOKTOP (2022), KITCHEN RANGE HOOD (2022), NEW UPPER LEVEL CARPET (2022), NEW WASHER & DRYER (2022), HIGH EFFICIENCY FURNACE, PEX WATER LINES, CUSTOM WINDOW COVERINGS, Reverse Osmosis water filtration system (2022), wired for speakers, separate garage door entrance to backyard, no sidewalk out front to shovel in the winter, back-lane so no need to set out the garage bins for pickup, the list goes on and on! \$719,900. Book your showing today as this property shows beautifully, is priced to sell and will not last long!

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