



**163 Edgebrook Close NW  
Calgary, Alberta**

**MLS # A2289955**



**\$1,300,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,681 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, High Ceilings, No Smoking Home, Pantry		

**Inclusions:** Wall Mounted TV on main floor, Pool Table, Workbench

163 Edgebrook Close NW | Edgemont Welcome to one of Edgemont's most coveted locations, set on a rare corner pie lot backing directly onto green space and just moments from Nose Hill Park. With stunning views, a walkout basement, and over 4,000 sq ft of total developed living space, homes like this seldom come to market. Proudly owned and meticulously maintained by the same owners since 1991, this fully renovated home reflects true pride of ownership throughout and delivers the perfect blend of luxury, functionality, and location. The main level is designed for both elevated entertaining and everyday comfort, featuring two spacious living rooms, one with a cozy fireplace, plus a formal dining room. The renovated chef's kitchen is the heart of the home, showcasing high-end KitchenAid appliances, including a double wall oven, induction cooktop, premium dishwasher, and a generous pantry. Rich hardwood and tile flooring flow seamlessly throughout, highlighting the quality craftsmanship. A full bathroom and a large main floor office, easily used as a bedroom to add flexibility for guests, extended family, or work-from-home needs. Upstairs, the expansive primary retreat offers gorgeous views, a luxurious 5-piece ensuite, and a large walk-in closet. Three additional bedrooms and a full bathroom complete the upper level, creating an ideal layout for families. The fully developed walkout basement expands your living space even further with a massive rec room and second fireplace, a pool table, a built-in bar, dedicated gym, large laundry room, abundant storage, and an additional bathroom, perfect for entertaining or relaxing. Step outside to a meticulously landscaped yard that transforms into a private garden oasis in the summer, backing directly onto green space for added privacy and tranquility. A standout feature is the 514 sq ft working shed, a true

workman's dream, ideal for hobbyists, trades, or extra storage. Complete with a double attached garage, breathtaking views, exceptional upkeep, and an unbeatable location in one of NW Calgary's most prestigious communities, this is a rare opportunity. Homes in this pocket of Edgemont rarely come available. This one will not last long, book your showing today.