



**271 Edgebrook Park NW
Calgary, Alberta**

MLS # A2295285



\$759,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		
Inclusions:	None		

This well-maintained two-storey walkout home built by Shane Homes is located in the desirable community of Edgemont and offers excellent access to schools, shopping, and transportation. Featuring three bedrooms and two and a half bathrooms, the home includes hardwood flooring on the main level and a cozy gas fireplace. The main floor boasts a spacious kitchen with an island and eating bar, a bright breakfast nook with patio doors leading to a maintenance-free deck with a PVR surface and great views, and a generous living room with nearly 17-foot ceilings and a gas fireplace. There is also a dining room or flex space, a convenient main floor laundry, and a two-piece bathroom. Upstairs, you'll find the primary bedroom with a walk-in closet and four-piece ensuite, along with two additional bedrooms, a flex area, and another full four-piece bathroom. The undeveloped walkout basement includes roughed-in plumbing, offering future potential, while the exterior is well cared for and features a double attached garage. Quick possession is available—book your private viewing today.