



**131 Edgebrook Circle NW
Calgary, Alberta**

MLS # A2299171



\$1,500,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behi		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Second Fridge in the basement, Security cameras and doorbell (as is - current owners have never used), Tv mounts

Welcome to this one-of-a-kind, custom-built home situated on a massive pie-shaped lot in Calgary’s sought-after Edgemont community. Backing onto lush green space with breathtaking, far-reaching views, this is your own private oasis. Enjoy a backyard surrounded by nature, a wraparound dura deck, and a charming Juliette balcony—offering the best of all worlds! Step inside and feel instantly at home, greeted by soaring ceilings and an abundance of natural light and beautiful hardwood floors. The main floor features a spacious living room, a formal dining area with a pass-through to the bright white kitchen, complete with ample storage, a gas stove, and a corner sink perfectly positioned to take in the view. Off the kitchen, you’ll find a cozy breakfast nook and a welcoming family room with a corner gas fireplace, more sunlight, and sweeping city views. Also on the main level are a generous office space, a laundry room with sink, and a full 3-piece bathroom. Head upstairs via the stunning open-tread staircase beneath a massive skylight. Here, you’ll discover a 3-piece bathroom, two well-sized bedrooms, the primary suite with a 4-piece ensuite featuring heated floors and a walk-in closet, plus an extra-large fourth bedroom with its own walk-in closet and access to the Juliette balcony overlooking the city. The basement boasts two large bedrooms, a 3-piece bathroom, a computer or exercise area, a spacious rec room, and more storage than you’ll know what to do with. Step outside to your private retreat, where there’s plenty of space to run, play, and enjoy quality family time. Additional features include LED exterior lighting, central air conditioning, and two furnaces. Do not let this opportunity pass you by, book your viewing TODAY!