



**252 Edgebrook Gardens NW
Calgary, Alberta**

MLS # A2139849



\$769,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

PRICE REDUCED \$30,000! BACKING GREENSPACE! PRIVATE SOUTH FACING BACKYARD LOT on a QUIET CUL-DE-SAC LOCATION and HUGE PARKING ISLAND out front. First time listed on MLS! This fully finished 2 storey is a RARE FIND and one of a kind! The double attached garage is long enough to fit 2 trucks. Short 2 minute walk to Edgebrook Park, 15 minute walk to Nose Hill Park, and 20 minute walk to Edgemont public school! Fantastic floor plan with large living room, formal dining area, and open concept kitchen and family room with gas fireplace at the back of the home. The kitchen nook door leads to the PRIVATE DECK and lower patio areas. Beautiful WOOD SPINDLE RAILING leads to the upper level where you'll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with 4 PCE ensuite, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower finished level has a private recreational area with French doors, 4th bedroom, and 4 PCE bathroom. LARGE MECHANICAL ROOM FOR STORAGE and the ability to create a 5th bedroom in the space! So many extras in this home - NEW HIGH EFFICIENCY FURNACE (2021), NEW COMPOSITE DECK (2021), NEW WASHER & DRYER (2023), cement walkways along the side of the home, water softner, great parking out front, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$769,900. Book your showing today as this property shows beautifully, is priced to sell and will not last long!