



**82 Edgebank Circle NW  
Calgary, Alberta**

**MLS # A2143581**



**\$828,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,210 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** wood patio table and chairs

Welcome to your dream home, perfectly situated near a park and Edgemont Elementary school. This stunning property features a southeast-facing backyard, ensuring that each room is bathed in abundant natural sunlight. The main floor boasts a formal living room, a family room with brick-faced gas fireplaces, and a modern open concept kitchen with elegant granite countertops, and tile flooring, which extends into the hallway. Throughout the main and upstairs levels, you will find beautiful hardwood floors. A spacious den with French doors offers a versatile space for work or study, while the conveniently located laundry room and 2pc bathroom add to the functionality. Upstairs, the master bedroom is a true retreat with vaulted ceiling, luxurious 4-piece ensuite, and a large walk-in closet. The two additional bedrooms are roomy and share a 4pc bathroom. The backyard is adorned with mature trees, providing shade and privacy, and an expansive two-level deck that makes you feel like you're in your own private park. The fully developed basement adds over 1,000 square feet of additional living space, featuring a recreation room, one bedroom, a den, and a 3pc bathroom. Schedule your viewing today!