



**8313 Edgebrook Drive NW
Calgary, Alberta**

MLS # A2147826



\$828,800

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: na

Introducing a stunning house in the highly desirable area of NW, this beautifully maintained home offers ample space for a growing family designed for both comfort and style. It provides easy access to local amenities a park, transit, a school, the University of Calgary and a shopping mall. Tom Baines Junior High, Churchill, and Edgemont Primary Schools are all top-ranked public schools in the city. The Edgemont is known as a family-friendly community in the area. The main level has hardwood floors, a spacious formal living & dining area, and a large picture window. The kitchen features granite counters, a modern backsplash, tile floors, and plenty of counter space, the adjacent breakfast nook offers a big bay window, and a family room around a cozy fireplace surrounded by a built-in entertainment center. This immaculate two-storey house boasts 4 spacious bedrooms upstairs one ensuite and the common bathroom front and back decks are maintenance-free. Huge four bedrooms upstairs; the master bedroom includes a renovated ensuite bathroom with a relaxing jetted tub, standing shower & walk-in closet. The lower level is beautifully finished with a full bath, a family room/guest room, a versatile rec room with a wet bar, a bedroom and a storage/exercise area. The backyard has 5 live fruit trees: one cherry, 2 pears, and 2 apples. The big one is very productive and all very sweet. Enough apples for an entire year of lunches for kids. The ravine and valleys are nearby, alongside some nice parks with water fountains, tennis courts, and a high-end gym/pool facility (Edgemont Athletic). Lots of deer and other larger animals in the ravine near the house and at the wetlands, often visit the subject property.