



**224 Edgebank Circle NW  
Calgary, Alberta**

**MLS # A2156602**



**\$799,999**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectan		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, No Animal Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome home to this walk-out, two-story detached home, double attached garage in the heart of Edgemont, offering approximately 3,000 sq ft of luxurious living space and backing onto serene green space. As you enter, you're greeted by a grand 17-foot-high ceiling in the entryway, leading to a vaulted ceiling living room, an elegant dining area, and a spacious kitchen with beautiful oak cabinets. The inviting family room features a built-in oak wall unit and a cozy fireplace, perfect for relaxing evenings. The main floor also boasts a convenient laundry room, a half bath and a bedroom. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom, a walk-in closet and another full bathroom. The home is bathed in natural light, thanks to large windows that offer plenty of sunshine throughout. The walkout basement is a versatile space, featuring a large family/TV room, a full bath, two additional bedrooms, and a kitchenette with sink and cabinets. Ample storage space. All this makes it an ideal income helper. This home provides easy access to Shaganappi Trail and Stoney Trail and is close to various amenities, parks, and schools. Enjoy the abundant walking paths perfect for leisurely afternoon or evening strolls. Don't miss the opportunity to own this amazing home. Call your favorite agent today!