



**247 Edgebrook Circle NW
Calgary, Alberta**

MLS # A2174115



\$870,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Storage		

Inclusions: NA

Welcome to your dream home in Edgemont! This exquisite two-story residence offers unparalleled quality and design, with proximity to three excellent schools: Tom Baines Junior High, Edgemont Elementary School, and Mother Mary Greene School. Additionally, this home is conveniently located near Nose Hill Park and abundant green spaces, providing a perfect blend of urban convenience and natural beauty. The upper level boasts four generously sized bedrooms, perfect for family and guests. The main floor impresses with its open concept layout, featuring a spacious living room with a cozy gas fireplace, a sun-drenched breakfast nook overlooking the beautifully landscaped yard, and a chef's kitchen complete with a breakfast bar, abundant cabinet space, and ample countertops. The elegant formal dining room is ideal for hosting dinner parties. Retreat to the luxurious master suite, which includes a walk-in closet and an ensuite bathroom with a full stand-up shower. The fully finished basement is a versatile space, perfect for a children's play area, a media center, or both. It also includes a fifth bedroom and an additional bathroom or bar area, offering even more flexibility. Entertain or unwind in the stunning sunroom that opens onto a stone patio, leading to your private west-facing backyard oasis. This home is designed for both relaxation and entertainment. Don't miss the opportunity to make it yours—call today for more information and to schedule your private viewing!