

**9200 Edgebrook Drive NW
Calgary, Alberta**

MLS # A2215911



\$818,800

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,063 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

***9200 Edgebrook DR NW *** Gorgeous well maintained 2-storey in desired community - Edgemont . Very convenient location , easy access to Country Hills BV and Shaganappi TR . Close to shopping , pathway , Nose hill park and even Sir Winston Churchill high school bus station . Let's check the photos , you are entering Mr. and Ms. Clean's sweet home . You will find upgraded tile and gleaming hardwood floor on main level , very functional traditional floor plan , you have living room and formal dining room at front , good size den/office room , a roomy family room and upgraded kitchen with granite counter top and new faucet , upgraded bright white appliances , well maintained beautiful oak kitchen . Enjoy morning coffee in your sunny breakfast nook that leads to your south facing backyard and house-wide huge deck . Upstairs you have three large bedrooms that all have walk-in closets , upgraded ensuite bathroom with new tiles and lights. Unspoiled basement for your future personal design idea . Other recent upgrades including roof , siding , new painted deck and fence , most newer paint inside . Perfect move in condition ! Won't last ! Call your agent today !