

**62 Edgebrook Heights NW  
Calgary, Alberta****MLS # A2240960****\$779,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Edgemont                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                    |               |                   |
| <b>Size:</b>     | 2,075 sq.ft.                                                | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, On Street                 |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Greenbelt, Low Maintenance Landscape |               |                   |

|                    |                                           |                   |      |
|--------------------|-------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Kitchen Island, Pantry |                   |      |

**Inclusions:** N/A

A thoughtfully designed 4-bedroom, 2.5 bathroom detached home that offers the perfect balance of space and serenity. Backing onto lush green space with a walking path, this property offers rare privacy and tranquil views from your own backyard. Step inside to discover a bright and welcoming main level, featuring large windows, a spacious living room and dining room, perfect for entertaining guests or enjoying family time. There's a seamless flow into the open-concept kitchen, beautifully finished with lots of natural light, a large walk-in corner pantry, and a cozy breakfast nook. Just off the kitchen, you'll find the family room, complete with a gas fireplace and beautiful built-in bookcases, ideal for relaxing evenings. You'll also find a dedicated main floor office, ideal for remote work, a homework zone, or even as a versatile spare room! The laundry room is conveniently tucked away on the main floor near the garage entry for added functionality. Upstairs, the primary bedroom offers a peaceful escape with a spacious layout, a walk-in closet, and a private ensuite with a separate stand-up shower. 3 additional, generously sized bedrooms and another full bathroom provide plenty of space for the whole family. In the basement, you'll find an unfinished space with rough-in plumbing for a bathroom. A blank canvas for you to design the basement of your dreams! Step outside to your beautiful backyard, complete with a newly built deck that opens directly onto sprawling green space and a walking path, no neighbors right behind you! Whether you're enjoying morning coffee on the deck or a quiet relaxing evening, this outdoor area is a rare and relaxing bonus. Prime location! This home is located near a variety of schools and shopping centers. Schools: Tom Baines, Winston Churchill, St. Jean Brebeuf, St. Francis. Nearby Shopping: Superstore, T&T Supermarket, Costco

...and more! Extra Features Include: New air conditioner, brand new shingles, brand new siding, attached double garage, three new windows, tasteful finishes throughout, quick access to the ravine for leisure walks, rough-in for a security system, excellent curb appeal with well-kept landscaping and located on a quiet, family-friendly cul-de-sac. Don't wait on this one, book your showing today!