

**8285 Edgebrook Drive NW
Calgary, Alberta**

MLS # A2247933



\$1,100,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	1988 (37 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		

Inclusions: built in dishwasher (2), refrigerator (2), gas cooktop, hood fan, built in oven, built in microwave, microwave, garage opener plus two remotes, all window coverings (electronic blinds with remotes), stacking washer & dryer,

IMPECCABLE CRAFTSMANSHIP coupled with EXQUISITE RENOVATION CHOICES sets the stage for another EDMONT BEAUTY. The front yard welcomes you with it's newly designed flower beds and freshly planted trees. A luxury wood front door opens to a gorgeous open floor plan that has been meticulously and thoughtfully planned for a stunning renovation. Vaulted ceilings are highlighted by the NEW WINDOWS and FLAT TEXTURED CEILINGS. A neutral paint palette is complemented by the WIDE PLANK HARDWOOD that flows seamlessly throughout this home. Higher profile baseboards and new passage doors are found on all three levels of this home. A spacious main floor living room is adjacent to the open ended dining room that is warmly lit with the floor to ceiling windows. A stunning new kitchen boasting warm tones of light mocha lowers and offset with white uppers sets the stage for your inner chef highlighting the quartz counters, stainless appliances, bountiful counter space and working island. Positioned between the kitchen and the Great Room is a family sized eating area with additional built ins and a desk area that matches the kitchen cabinetry. Tucked down the side hallway, you will find the main floor bedroom/office with a three piece bath that has been designed with a floor to ceiling tiled walk in shower and vanity and new pottery. The fully outfitted laundry room complete with cabinets and drawers, a built in sitting bench with coat hooks, a storage closet and a stacking washer and dryer is located next to the entrance for the double attached garage. Another double closet for guests is adjacent to the front door. The lower level has been developed with a TWO BEDROOM ILLEGAL SUITE that is finished to the same high finishing as the upper floors. A walk up separate entrance provides private access for guests/tenants. This home has updated

plumbing and electrical throughout. No details have been missed. All Poly B has been removed in the renovation. This MOVE IN READY HOME located near public transportation, schools, shopping and restaurants is ready for you and your extended family. Call your favorite realtor today.