

## 58 Edgebrook Close NW Calgary, Alberta

**MLS # A2251106**


# \$848,888

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Edgemont                               |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 2,556 sq.ft.                           | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 6                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated      |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                              |               |                   |
| <b>Lot Feat:</b> | Greenbelt, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |                   |      |

**Inclusions:** none

FANTASTIC IMACULATE ESTATE 2 STOREY SPLIT, Fully finished basement with total of 6 BEDROOMS with 4 UPSTAIRS, & 3 & 1/2 BATHS. Incredible Location backing to Pathway to Park! Shopping & Schools. TOTAL OF OVER 3800 SQ.FT. developed! MAIN FLOOR DEN off VAULTED LIVING ROOM/DINING ROOM. Bright ISLAND KITCHEN WITH STAINLESS STEEL APPLIANCES, brand new Hardwood style Luxury Vinyl flooring. Other upgrades include NEW WINDOWS THROUGH-OUT & POLY B REPLACED! Bright DINING NOOK OFF COMPISITE DECK WITH ALUMINUM GLASS RAILING! partly Fenced & LANDSCAPED REAR YARD. LARGE FAMILY ROOM WITH BUILT IN ENTERTAINMENT CENTER WITH feature Brick FIREPLACE. HUGE MASTER SUITE WITH 2 WALK-IN CLOSETS, & GREAT ENSUITE WITH DOUBLE VANITIES, JETTED TUB & SEPARATE SHOWER! 3 OTHER LARGE BEDROOMS UP WITH BUILT IN DESKS IN 2. FULLY DEVELOPED DOWN WITH HUGE REC ROOM AREA, & 2 more more large bedrooms, Full BATH & TONS OF STORAGE. 2 FURNACES & 2 HOTWATER TANKS. . A PERFECT FAMILY HOME WAITING FOR A GREAT FAMILY!