

247 Edgebrook Circle NW
Calgary, Alberta

MLS # A2191503



\$858,800

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	1992 (33 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! Discover unparalleled quality and design in this stunning two-story residence, ideally located near three top-rated schools—Tom Baines Junior High, Edgemont Elementary, and Mother Mary Greene School. With Nose Hill Park and lush green spaces just moments away, this home offers the perfect balance of urban convenience and natural beauty. Inside, the upper level features four spacious bedrooms, providing ample space for family and guests. The main floor boasts an inviting open-concept layout, including a bright living room with a cozy gas fireplace, a sunlit breakfast nook overlooking the landscaped yard, and a chef's kitchen with a breakfast bar, abundant cabinetry, and generous countertops. The formal dining room is perfect for hosting memorable gatherings, while the primary suite offers a walk-in closet and an elegant ensuite with a full stand-up shower. The fully finished basement provides versatile living space, ideal for a playroom, media center, or home gym. It also includes a fifth bedroom and an additional bathroom or bar area, enhancing its flexibility. A stunning sunroom opens to a stone patio, leading to your private west-facing backyard oasis—a perfect retreat for relaxation or entertaining. This home is designed for comfort, style, and functionality. Don't miss this incredible opportunity—call today to schedule your private viewing!