

83 Edgebrook Circle NW Calgary, Alberta

MLS # A2227978



\$786,000

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| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,034 sq.ft. | Age: | 1994 (31 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 | | |

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|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full, Walk-Out To Grade |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, Chandelier, Jetted Tub, Kitchen Island |

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| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

Welcome to this beautifully maintained family home in the highly sought-after community of Upper Edgemont, ideally situated on a quiet, tree-lined street. Lovingly cared for by the original owner for the past 23 years, this home offers a fantastic layout with numerous recent upgrades including fresh paint throughout, new window coverings on the main and in the primary bedroom. Perfect for families, this location offers easy access to top-ranked schools—Tom Baines Junior High and Winston Churchill High School—as well as a short commute to the University of Calgary, SAIT, Foothills Hospital, Alberta Children's Hospital, and the expansive Nose Hill Park. You'll also enjoy being minutes from major shopping destinations such as Superstore, Co-op, Costco, Home Depot, and Walmart. The main floor features a welcoming front living room with a formal dining area, a spacious den, and a laundry room conveniently located off the garage. The updated kitchen includes a large center island, granite countertops, stainless steel appliances, a corner pantry, and a corner sink with garburator. Just off the kitchen, step out onto the back deck—perfect for summer BBQs. The open-concept family room features 9-foot ceilings and a cozy gas fireplace, creating an ideal space to gather and unwind. Hardwood and tile flooring flow throughout most of the main level. Upstairs, you'll find four generously sized bedrooms including a bright and airy primary suite with ample closet space and a full 4-piece ensuite. A large skylight fills the upper floor with natural light. The fully developed walkout basement adds excellent living space, with a sprawling rec/games room, an additional bedroom, and a full bathroom—perfect for guests, teens, or extended family. On the exterior we have brand-new shingles, gutters, and eavestroughs. Located near parks and pathways, this home

is move-in ready and waiting for your family to enjoy all that Edgemont has to offer. Photos have been digitally staged to show some different layouts and styles.