

170 Edgebrook Park NW
Calgary, Alberta

MLS # A2228098



\$759,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,776 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement fridge

****OPEN HOUSE June 7 & 8, 1:30 pm - 4pm **** This beautifully upgraded Vaulted ceiling 3+1 bedroom, 3.5 bathroom home in prestigious Edgemont offers the perfect blend of space, style, and sunlight. Thoughtfully designed and fully finished, this two-storey gem delivers comfort, privacy, and unbeatable value — ideal for families or anyone looking for a move-in-ready home -- With tons of upgrades completed in 2022 — including fresh designer paint, luxury vinyl plank flooring, quartz kitchen countertops, new stainless steel appliances (fridge, dishwasher, hood fan, electric range), a washer and dryer, a fully renovated 2-piece powder room on the main floor, a Radon mitigation system, water softener and smart home features that allow you to control lighting and temperature remotely, and New Air conditioning (2024)-- Located within walking distance of beautiful parks, playgrounds, and transit, and zoned for some of Calgary's top-rated schools — Edgemont Elementary, Tom Baines Junior High, and Sir Winston Churchill High School — this property is also just minutes from Co-op, Superstore, Nose Hill Park, and major roadways like Shaganappi Trail and Stoney Trail. -- Don't miss your chance to own this stylish home - Book your private showing today — this one won't last!