

## 170 Edgebrook Park NW Calgary, Alberta

**MLS # A2228098**



**\$759,900**

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

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

**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 &mdash; ideal for families or anyone looking for a move-in-ready home -- With tons of upgrades completed in 2022 &mdash; 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 &mdash; Edgemont Elementary, Tom Baines Junior High, and Sir Winston Churchill High School &mdash; 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 &mdash; this one won't last!