

**271 Edgebrook Park NW**  
**Calgary, Alberta**

**MLS # A2295285**



**\$759,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,873 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		
<b>Inclusions:</b>	None		

This well-maintained two-storey walkout home built by Shane Homes is located in the desirable community of Edgemont and offers excellent access to schools, shopping, and transportation. Featuring three bedrooms and two and a half bathrooms, the home includes hardwood flooring on the main level and a cozy gas fireplace. The main floor boasts a spacious kitchen with an island and eating bar, a bright breakfast nook with patio doors leading to a maintenance-free deck with a PVR surface and great views, and a generous living room with nearly 17-foot ceilings and a gas fireplace. There is also a dining room or flex space, a convenient main floor laundry, and a two-piece bathroom. Upstairs, you’ll find the primary bedroom with a walk-in closet and four-piece ensuite, along with two additional bedrooms, a flex area, and another full four-piece bathroom. The undeveloped walkout basement includes roughed-in plumbing, offering future potential, while the exterior is well cared for and features a double attached garage. Quick possession is available—book your private viewing today.