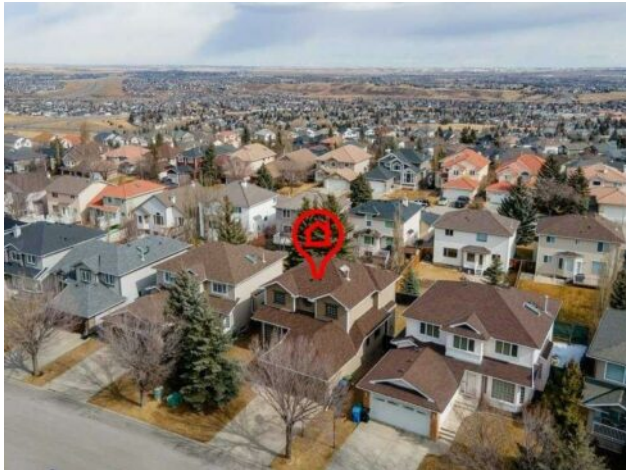


83 Edgebrook Circle NW Calgary, Alberta

MLS # A2203182



\$838,850

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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Jetted Tub, Kitchen Island		

Inclusions: N/A

Listing Updated Seller has agreed to remove all the Poly-B piping from the home prior to possession. The sellers is also ordering several new sealed window units which will also be installed prior to possession. Located in upper Edgemont on a very quiet street. Easy access to a highly ranked Junior high school - Tom Baines and Senior high - Winston church hill. Short drive to major shopping malls such as Super store , Co-Op, Costco , Home depot , Wal-Mart etc. Also close to U OF C , SAIT and Foot Hills hospital / Alberta Children's Hospital and Nose Hill Park. Oak hardwood flooring a fresh coat of paint on the main and upper levels. Upgraded over the years by the current owner of 23 years. The main floor features a formal dining room area off the front living room. Updated Kitchen offers a large center island off the breakfast nook. Granite countertops and spacious corner pantry. Kitchen offers SS appliance package and corner sink with garburator. Enjoy BBQ off the back deck with easy access from the kitchen. Large living room also with 9ft ceilings and a gas fireplace is sure to please. Most of the main floor has hardwood & tile flooring. Main floor den and laundry room off the garage. Upper level offers 4 spacious bedrooms. Enjoy the Skylight as it fills the upper level with sunshine. Primary bedroom has loads of closet space and a full 4 piece ensuite bath. The lower level walkout is developed with a huge wide open family/games/rec room plus bedroom and full bathroom. Enjoy the extra light and space you get from the walk out basement. New shingles, gutters and eavestrough have just been installed. Located close to parks and pathways this home is in move in condition and just waiting for your family.