

170 Edgebrook Park NW
Calgary, Alberta

MLS # A2231412



\$699,990

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|------------------|------------------------|---------------|-------------------|
| 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 | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | Standard, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | 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 6/21 SAT & 6/22 SUN 2PM - 4PM ** PERFECT AS YOUR FIRST HOME **** 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 2021 December — including fresh designer paint, waterproof vinyl flooring, quartz kitchen countertops, new stainless steel appliances (fridge, dishwasher, hood fan, electric range), a washer and dryer, smart lighting, and Radon mitigation system (2022), water softener (2022), 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!