



# 108 Edgebrook Place Calgary Alberta

\$695,000

FIRST TIME OFFERED! This beautiful home has been lovingly maintained and improved by the original owner. Breath taking curb appeal, unique location in a quiet cul-de-sac, minutes from Nose Hill Park natural area with pathways, west rear park-like yard with tasteful landscaping. The backyard is fully fenced. This well planned 3 bedroom home has so much to offer to a growing family with sufficient space and flexibility of use. Enjoy an evening starting in the dining room, then relax in the elegant living room or more casually in the family room enjoying the newer gas fireplace. There is a remote starter for it so you don't even have to get up! Enjoy weekend mornings or a great summer lunch on the large outdoor patio, with gas line for your BBQ, easily accessible from the kitchen. The kitchen has a wonderful amount of cabinetry and countertop space, with double sinks and a lazy susan in one corner. So very handy. In addition to a breakfast bar, there is a sunny cozy eating nook nestled into one side of the kitchen near the patio door. Follow the soft carpeted stairway up to the privacy of the bedroom area on the second floor. The primary bedroom offers a ceiling fan and great ensuite features, including a large jetted tub, separate shower and double closets with double shelving and BONUS large medicine cabinet! The second bedroom has a ceiling fan as well, with the third bedroom currently used as an office. There is beautiful warm carpet throughout the upper level. The main bath boasts a water conserving shower head. The entrance to the double garage is conveniently located in a back foyer/"mudroom" near the laundry room and a half bath/powder room for getting cleaned up before coming into the main part of the home. The drywalled garage is ready for your finishing touches. You can set up the undeveloped basement as a large rec area or play room. This home has been se...

Primary Bedroom 21.08 Ft x 14.42 Ft

5pc Bathroom 15.40 Ft x 14.40 Ft

2pc Bathroom 8.67 Ft x 5.50 Ft

Breakfast 12.67 Ft x 10.58 Ft

Dining room 15.17 Ft x 11.00 Ft

Family room 17.42 Ft x 15.00 Ft

Kitchen 12.42 Ft x 11.92 Ft

Living room 18.67 Ft x 14.00 Ft

Other 8.67 Ft x 6.58 Ft

4pc Bathroom 9.92 Ft x 7.25 Ft

Bedroom 14.33 Ft x 9.42 Ft

Bedroom 14.42 Ft x 9.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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