



## 252 Edgebrook Gardens Calgary Alberta

\$769,900

PRICE REDUCED \$30,000! BACKING GREENSPACE! PRIVATE SOUTH FACING BACKYARD LOT on a QUIET CUL-DE-SAC LOCATION and HUGE PARKING ISLAND out front. First time listed on MLS! This fully finished 2 storey is a RARE FIND and one of a kind! The double attached garage is long enough to fit 2 trucks. Short 2 minute walk to Edgebrook Park, 15 minute walk to Nose Hill Park, and 20 minute walk to Edgemont public school! Fantastic floor plan with large living room, formal dining area, and open concept kitchen and family room with gas fireplace at the back of the home. The kitchen nook door leads to the PRIVATE DECK and lower patio areas. Beautiful WOOD SPINDLE RAILING leads to the upper level where you'll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with 4 PCE ensuite, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower finished level has a private recreational area with French doors, 4th bedroom, and 4 PCE bathroom. LARGE MECHANICAL ROOM FOR STORAGE and the ability to create a 5th bedroom in the space! So many extras in this home - NEW HIGH EFFICIENCY FURNACE (2021), NEW COMPOSITE DECK (2021), NEW WASHER & DRYER (2023), cement walkways along the side of the home, water softener, great parking out front, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$769,900. Book your showing today as this property shows beautifully, is priced to sell and will not last long! (id:6769)

Primary Bedroom 15.00 Ft x 14.17 Ft

4pc Bathroom 11.00 Ft x 9.25 Ft

Bedroom 11.08 Ft x 10.50 Ft

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4pc Bathroom 7.58 Ft x 5.00 Ft

Recreational, Games room 19.25 Ft x 13.42 Ft

Bedroom 12.00 Ft x 12.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Furnace 24.50 Ft x 5.75 Ft

Other 18.50 Ft x 12.42 Ft

Living room 14.00 Ft x 12.00 Ft

Dining room 13.00 Ft x 8.00 Ft

Family room 18.75 Ft x 14.50 Ft

2pc Bathroom 6.00 Ft x 4.92 Ft

Laundry room 6.92 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://jeffackerman.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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