



# 208 Edgebrook Park Calgary Alberta

\$795,900

Backing onto Greenspace & walking trail | Incredible Location (very close to Nose Hill Park) | Main Level Den/office | Main Level 2 Living rooms 2 Dining spaces | Open Floor Plan | Quartz Countertops | 4-Bedrooms total | 3.5 bathrooms total | Massive Recreational room in Basement 23'9" x 14'4" | No Neighbors Behind | Front Attached Garage | Welcome to your dream home in the enchanting community of Edgemont! This stunning residence truly has it all - from its ideal location surrounded by parks, Great Schools, playgrounds, walking paths, sports facilities, and shopping to its perfect blend of luxury and comfort. This home is a masterpiece with over 3200 sq. ft. of meticulously space-developed living. Set on a private SOUTH BACKING lot (5532 Sqft CONVENTIONAL LOT) that borders green space and walking trail, you'll relish its tranquility and privacy. With its soaring vaulted ceilings and open-to-above layout, the main floor creates an airy and inviting atmosphere. Revel in the warmth of the gas fireplace in the expansive living area, entertain in the formal dining room, or work from the large professional office flooded with natural light. The heart of the home lies in the spectacular kitchen featuring ample counter space, a corner pantry, and a super convenient breakfast nook. Step outside to your beautiful patio - perfect for sipping morning coffee or hosting gatherings. The fenced-in private yard ensures a haven for your children and pets. Ascend the gorgeous staircase to the upper level, where three generously sized bedrooms, each with its walk-in closet, await. Two full baths, including a 5 pc ensuite in the primary bedroom, provide a touch of luxury. The fully finished basement is an entertainment haven with French doors opening to a spacious rec room/theatre room. The lower level also offers a fourth bedroom, a 3-pc bathroom, a large storage room, and a practical la...

Bedroom 11.92 Ft x 9.50 Ft  
 Bedroom 13.50 Ft x 9.50 Ft  
 Primary Bedroom 14.92 Ft x 13.50 Ft  
 3pc Bathroom 10.42 Ft x 5.92 Ft  
 5pc Bathroom 14.92 Ft x 7.17 Ft  
 Recreational, Games room 23.75 Ft x 14.33 Ft

Laundry room 14.92 Ft x 7.50 Ft  
 2pc Bathroom 10.42 Ft x 5.92 Ft  
 Breakfast 12.92 Ft x 8.92 Ft  
 Kitchen 14.92 Ft x 8.67 Ft  
 Family room 14.92 Ft x 13.92 Ft  
 Office 10.50 Ft x 9.75 Ft

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

Listing Presented By:



Originally Listed by:  
MAXWELL CENTRAL



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 11.33 Ft x 11.33 Ft

Storage 14.50 Ft x 5.67 Ft

Furnace 14.92 Ft x 7.50 Ft

Dining room 10.92 Ft x 8.92 Ft

Living room 12.92 Ft x 10.92 Ft

2pc Bathroom 5.08 Ft x 4.67 Ft