



## 212 EDGEBROOK Gardens Calgary Alberta

\$1,148,800

Price reduced to below appraised value! Do not miss the opportunity for one of the larger homes in Edgebrook, this spacious two-storey walkout home boasts over 4,000 square feet of useable space on three levels. This home is designed for multigenerational living! Recently renovated. New Pex piping throughout, no poly b piping. It features new vinyl plank flooring, high glossy cabinetry with quartz countertops, fresh paint and LED Pot light fixtures throughout. Inside, on the main level, enjoy raised ceilings, a living room, an open concept dining room, a large office or bedroom, a 3 piece bath around the corner, and a bright family room with electric fireplace. The gourmet kitchen dazzles with a central island and all new stainless steel appliances plus rear access to the balcony. Upstairs you will find four roomy bedrooms and a 5 piece common bath. The owners retreat has impeccable neighborhood views plus a 5-piece spa-like ensuite. The walkout level has 2 more good sized bedrooms, a 4-piece bath and a rec room leading to exterior rear patio and back yard. Equipped with central air. The main level laundry room leads to a double attached garage. One of a kind. Call your realtor to view! (id:6769)

Bedroom 4.14 M x 3.66 M  
Primary Bedroom 5.64 M x 3.96 M  
Bedroom 3.66 M x 3.12 M  
Bedroom 3.40 M x 3.35 M  
5pc Bathroom 2.39 M x 2.29 M  
5pc Bathroom 4.22 M x 3.10 M  
Furnace 5.64 M x 3.20 M  
Bedroom 5.03 M x 3.05 M  
Bedroom 5.49 M x 3.18 M  
4pc Bathroom 2.77 M x 2.11 M

Other 5.03 M x 2.44 M  
Kitchen 3.99 M x 3.12 M  
Dining room 3.96 M x 3.96 M  
Living room 5.61 M x 3.96 M  
Office 3.23 M x 3.18 M  
Family room 5.00 M x 4.27 M  
Foyer 2.79 M x 1.57 M  
Laundry room 2.77 M x 2.39 M  
3pc Bathroom 2.64 M x 2.16 M

Listing Presented By:



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