



163 Edgebrook Close Calgary Alberta

\$1,300,000

163 Edgebrook Close NW | Edgemont Welcome to one of Edgemont's most coveted locations, set on a rare corner pie lot backing directly onto green space and just moments from Nose Hill Park. With stunning views, a walkout basement, and over 4,000 sq ft of total developed living space, homes like this seldom come to market. Proudly owned and meticulously maintained by the same owners since 1991, this fully renovated home reflects true pride of ownership throughout and delivers the perfect blend of luxury, functionality, and location. The main level is designed for both elevated entertaining and everyday comfort, featuring two spacious living rooms, one with a cozy fireplace, plus a formal dining room. The renovated chef's kitchen is the heart of the home, showcasing high-end KitchenAid appliances, including a double wall oven, induction cooktop, premium dishwasher, and a generous pantry. Rich hardwood and tile flooring flow seamlessly throughout, highlighting the quality craftsmanship. A full bathroom and a large main floor office, easily used as a bedroom to add flexibility for guests, extended family, or work-from-home needs. Upstairs, the expansive primary retreat offers gorgeous views, a luxurious 5-piece ensuite, and a large walk-in closet. Three additional bedrooms and a full bathroom complete the upper level, creating an ideal layout for families. The fully developed walkout basement expands your living space even further with a massive rec room and second fireplace, a pool table, a built-in bar, dedicated gym, large laundry room, abundant storage, and an additional bathroom, perfect for entertaining or relaxing. Step outside to a meticulously landscaped yard that transforms into a private garden oasis in the summer, backing directly onto green space for added privacy and tranquility. A standout feature is the 514 sq ft working shed, a true workman's dream, ideal for h...

2pc Bathroom 8.33 Ft x 4.25 Ft
 Exercise room 11.00 Ft x 13.75 Ft
 Kitchen 10.33 Ft x 5.17 Ft
 Laundry room 14.83 Ft x 8.42 Ft
 Recreational, Games room 38.42 Ft x 14.58 Ft
 Storage 7.33 Ft x 3.33 Ft

Living room 18.25 Ft x 13.50 Ft
 Living room 12.00 Ft x 14.42 Ft
 Bedroom 14.75 Ft x 10.33 Ft
 3pc Bathroom 10.08 Ft x 5.08 Ft
 5pc Bathroom 10.92 Ft x 10.17 Ft
 Bedroom 9.33 Ft x 15.17 Ft

Listing Presented By:



Originally Listed by:
The Real Estate District

<https://www.yycrealestate.org/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Furnace 10.50 Ft x 10.75 Ft

2pc Bathroom 8.17 Ft x 5.67 Ft

Dining room 12.50 Ft x 12.58 Ft

Kitchen 23.17 Ft x 16.58 Ft

Bedroom 9.33 Ft x 15.67 Ft

Bedroom 12.75 Ft x 15.33 Ft

Primary Bedroom 19.75 Ft x 16.08 Ft