



## 228 EDGEBROOK Gardens Calgary Alberta

\$1,299,000

Open House: December 2nd and 3rd at 10am-12pm. Welcome to this fantastic home in Edgemont, located in Calgary's top-notch school district! The total living area is around 4000 square feet. This beautifully updated two-story home is a true reflection of the owners' pride and is perfect for a growing family. Tucked away on a peaceful cul-de-sac, this fully equipped home with a walkout basement sits on a spacious pie-shaped lot, boasting an eye-catching exterior. Step inside, and you'll immediately notice the inviting hardwood floors and generously sized tile floors. Move past the gracefully curved staircase into the cozy family room, complete with a fireplace, custom furniture, and large windows. The recently remodeled kitchen is a bright culinary haven with new cabinets, granite countertops, and stainless steel appliances. The breakfast bar offers a scenic view of the backyard retreat, featuring upper and lower decks, a fire pit, and plenty of space for kids to play. The backyard even boasts a charming grove of fruit trees. The main floor is further enhanced by a breakfast nook, a dedicated dining room, a separate office space, a versatile multipurpose room, a half bath, and a convenient laundry room. Upstairs, you'll find spacious hardwood floors hosting three generously sized bedrooms and two full bathrooms. The oversized master suite is a luxurious sanctuary with built-in furniture and an updated ensuite featuring double vanities, an oversized tile shower, a corner soaker tub, and a lavish walk-in closet with a fully customized furniture set. The lower level is a delight with two bedrooms, one exceptionally spacious and perfect for a media area. The basement boasts a billiards area, wet bar, wine cellar, another full bathroom, and a storage space. An arched reading area adds charm to the space. With a newer roof, updated windows, and a recently installed furnace and ...

5pc Bathroom 7.42 Ft x 8.00 Ft

Bedroom 11.83 Ft x 11.83 Ft

Bedroom 11.75 Ft x 13.08 Ft

Other 14.25 Ft x 9.92 Ft

5pc Bathroom 13.83 Ft x 13.50 Ft

Primary Bedroom 14.42 Ft x 20.58 Ft

Wine Cellar 7.25 Ft x 6.58 Ft

Furnace 16.33 Ft x 16.50 Ft

Other 13.50 Ft x 3.42 Ft

2pc Bathroom 4.83 Ft x 6.33 Ft

Foyer 9.50 Ft x 9.75 Ft

Dining room 12.83 Ft x 17.17 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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**3pc Bathroom** 8.33 Ft x 4.92 Ft

**Recreational, Games room** 21.25 Ft x 21.33 Ft

**Bedroom** 18.00 Ft x 12.25 Ft

**Bedroom** 10.42 Ft x 9.50 Ft

**Living room** 10.92 Ft x 12.67 Ft

**Kitchen** 15.08 Ft x 12.83 Ft

**Breakfast** 11.00 Ft x 12.50 Ft