



## 296 Edgebank Circle Calgary Alberta

\$774,900

Exceptional Location in Edgemont Discover unparalleled value in this beautifully maintained 2-storey home, perfectly situated on a peaceful street with no sidewalks to shovel. This prime location offers unparalleled convenience, being within walking distance to Edgemont School, shopping centers, gas stations, coffee shops, restaurants, scenic walking paths, and the renowned Nose Hill Park. Just minutes away are Superstore, Hamptons Co-op, Hamptons Golf Club, and the new TNT Supermarket in Sage Hill. Step into the tiled entrance, featuring soaring 2-storey ceilings and an elegant circular staircase with oak railings, setting the tone for this impressive home. The main floor boasts gleaming hardwood floors in the spacious living, dining, and family rooms, while the kitchen features tile flooring, a large eating nook, and plenty of space for culinary creativity. A convenient 2-piece bath and a mudroom with laundry complete the main level. The family room, anchored by a cozy fireplace and built-in oak cabinetry, is perfect for gatherings. Ascend the stunning circular staircase to the second floor, where you'll find three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 5-piece ensuite. A skylight brightens the 4-piece main bathroom, and the oversized second bedroom provides versatile space for your needs. The developed basement expands your living options with a large bedroom, a 3-piece bath, a family room, and a flexible great room or gym area. Additional upgrades include a new furnace (2022), a newer hot water tank, and a newer roof, ensuring peace of mind for years to come. Step outside to enjoy the backyard oasis, complete with a large brick patio--perfect for relaxation and outdoor entertaining. Nestled in the sought-after community of Edgemont in NW Calgary, this home offers easy access to green spaces, walking and bike paths, ...

3pc Bathroom 6.25 Ft x 4.67 Ft

Bedroom 13.58 Ft x 9.67 Ft

Other 11.42 Ft x 7.67 Ft

Recreational, Games room 17.58 Ft x 12.08 Ft

Furnace 16.75 Ft x 9.42 Ft

Living room 13.00 Ft x 16.33 Ft

Laundry room 8.92 Ft x 6.58 Ft

2pc Bathroom 5.42 Ft x 5.33 Ft

Family room 15.42 Ft x 12.58 Ft

Primary Bedroom 15.92 Ft x 13.00 Ft

Bedroom 21.83 Ft x 9.58 Ft

Bedroom 12.08 Ft x 10.17 Ft

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

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://www.chybli.com/>

**RE/MAX Realty Professionals**

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

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

Kitchen

14.42 Ft x 13.00 Ft

Eat in kitchen

11.00 Ft x 12.50 Ft

Dining room

13.00 Ft x 9.92 Ft

4pc Bathroom

9.67 Ft x 4.92 Ft

5pc Bathroom

13.00 Ft x 9.67 Ft