

**252 EDGEBROOK Gardens, Calgary T3A 4Z9**

MLS®#: **A2139849** Area: **Edgemont** Listing Date: **06/13/24** List Price: **\$769,900**  
 Status: **Active** County: **Calgary** Change: **-\$30k, 05-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **6,781 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,988**  
 Low Sqft:  
 Ttl Sqft: **1,988**

DOM

**25**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Landscaped,Private**  
 Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Cedar Shake** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>18`6" x 12`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`9" x 14`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`0" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`11" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`0" x 14`2"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 10`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 5`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>19`3" x 13`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`11" x 4`11"</b>

Furnace/Utility Room

Lower

24`6" x 5`9"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9112584**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**PRICE REDUCED \$30,000! BACKING GREENSPACE! PRIVATE SOUTH FACING BACKYARD LOT on a QUIET CUL-DE-SAC LOCATION and HUGE PARKING ISLAND out front. First time listed on MLS! This fully finished 2 storey is a RARE FIND and one of a kind! The double attached garage is long enough to fit 2 trucks. Short 2 minute walk to Edgebrook Park, 15 minute walk to Nose Hill Park, and 20 minute walk to Edgemont public school! Fantastic floor plan with large living room, formal dining area, and open concept kitchen and family room with gas fireplace at the back of the home. The kitchen nook door leads to the PRIVATE DECK and lower patio areas. Beautiful WOOD SPINDLE RAILING leads to the upper level where you'll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with 4 PCE ensuite, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower finished level has a private recreational area with French doors, 4th bedroom, and 4 PCE bathroom. LARGE MECHANICAL ROOM FOR STORAGE and the ability to create a 5th bedroom in the space! So many extras in this home - NEW HIGH EFFICIENCY FURNACE (2021), NEW COMPOSITE DECK (2021), NEW WASHER & DRYER (2023), cement walkways along the side of the home, water softener, great parking out front, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$769,900. Book your showing today as this property shows beautifully, is priced to sell and will not last long!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Real Estate (Mountain View)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











