



THE
A-TEAM

**RE/MAX
FIRST**

8313 EDGEBROOK Drive, Calgary T3A 4w5

MLS®#: **A2147826**

Area: **Edgemont**

Listing Date: **07/11/24**

List Price: **\$809,900**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 02-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Finished Floor Area

Abv Sqft: **2,305**
Low Sqft:
Ttl Sqft: **2,305**

Lot Information

Lot Sz Ar: **5,909 sqft**
Lot Shape:

DOM

67
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Few Trees**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Microwave,Washer/Dryer**
Int Feat: **Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`4" x 4`5"
Dining Room	Main	14`4" x 9`7"
Dining Room	Main	17`4" x 6`8"
Laundry	Main	6`9" x 9`0"
Bedroom	Upper	12`5" x 10`1"
Bedroom	Upper	10`1" x 11`5"
Bedroom - Primary	Upper	14`7" x 12`2"

Room	Level	Dimensions
Living Room	Main	12`1" x 16`2"
Kitchen	Main	14`6" x 10`6"
Family Room	Main	17`0" x 12`10"
2pc Bathroom	Main	4`11" x 4`9"
5pc Bathroom	Upper	8`8" x 7`4"
Bedroom	Upper	14`10" x 10`8"
4pc Ensuite bath	Upper	12`2" x 11`7"

**Game Room
Kitchenette
Flex Space**

**Basement
Basement
Basement**

**27`10" x 11`5"
12`6" x 8`9"
24`3" x 11`2"**

**3pc Bathroom
Bedroom**

**Basement
Basement**

**5`0" x 8`7"
8`11" x 9`8"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8910076

Zoning:
R-C1

Remarks

Pub Rmks: **Introducing a stunning house in the highly desirable area of NW, this beautifully maintained home offers ample space for a growing family designed for both comfort and style. it provides easy access to local amenities a park, transit, a school, the University of Calgary and a shopping mall. Tom Baines Junior High, Churchill, and Edgemont Primary Schools are all top-ranked public schools in the city. The Edgemont is known as a family-friendly community. The main level has hardwood floors, a spacious formal living & dining area, and a large picture window. The kitchen features granite counters, a modern backsplash, tile floors, and plenty of counter space, the adjacent breakfast nook offers a big bay window, and a family room around a cozy fireplace surrounded by a built-in entertainment center. This immaculate two-storey house boasts 4 spacious bedrooms upstairs one ensuite and the common bathroom front and back decks are maintenance-free. Huge four bedrooms upstairs; the master bedroom includes a renovated ensuite bathroom with a relaxing jetted tub, standing shower & walk-in closet. The lower level is beautifully finished with a full bath, a family room/guest room, a versatile rec room with a wet bar, a bedroom and a storage/exercise area. The backyard has 5 live fruit trees: one cherry, 2 pears, and 2 apples. The big one is very productive and sweet—enough apples for a year of lunches for kids. The ravine and valleys are nearby, alongside some nice parks with water fountains, tennis courts, and a high-end gym/pool facility (Edgemont Athletic). Lots of deer and other larger animals in the ravine near the house and at the wetlands, often visit the subject property.**

Inclusions: **na**
Property Listed By: **RE/MAX House of Real Estate**

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