



THE
A-TEAM

**RE/MAX
FIRST**

212 EDGEBROOK Gardens, Calgary T3A 4Z9

MLS®#: **A2149081**

Area: **Edgemont**

Listing Date: **07/16/24**

List Price: **\$1,198,800**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **2,722**
Low Sqft:
Ttl Sqft: **2,722**

Lot Information

Lot Sz Ar: **5,769 sqft**
Lot Shape: **15.30M x 35.0M**

DOM

62
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,City Lot**
Park Feat: **Concrete Driveway,Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Chandelier,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`1" x 10`3"
Living Room	Main	18`5" x 13`0"
Family Room	Main	16`5" x 14`0"
Laundry	Main	9`1" x 7`10"
Bedroom	Second	13`7" x 12`0"
Bedroom	Second	12`0" x 10`3"
Bedroom	Basement	16`6" x 10`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 13`0"
Office	Main	10`7" x 10`5"
Foyer	Main	9`2" x 5`2"
Furnace/Utility Room	Basement	18`6" x 10`6"
Bedroom - Primary	Second	18`6" x 13`0"
Bedroom	Second	11`2" x 11`0"
Bedroom	Basement	18`0" x 10`5"

3pc Bathroom
5pc Ensuite bath
Flex Space

Main
Second
Basement

8`8" x 7`1"
13`10" x 10`2"
16`6" x 8`0"

5pc Bathroom
4pc Bathroom

Second
Basement

7`10" x 7`6"
9`1" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9112584

Zoning:
R-C1

Remarks

Pub Rmks:

Price reduced to below appraised value! Do not miss the opportunity for one of the larger homes in Edgebrook, this spacious two-storey walkout home boasts over 4,000 square feet of useable space on three levels. This home is designed for multigenerational living! Recently renovated. New Pex piping throughout, no poly b piping. It features new vinyl plank flooring, high glossy cabinetry with quartz countertops, fresh paint and LED Pot light fixtures throughout. Inside, on the main level, enjoy raised ceilings, a living room, an open concept dining room, a large office or bedroom, a 3 piece bath around the corner, and a bright family room with electric fireplace. The gourmet kitchen dazzles with a central island and all new stainless steel appliances plus rear access to the balcony. Upstairs you will find four roomy bedrooms and a 5 piece common bath. The owners retreat has impeccable neighborhood views plus a 5-piece spa-like ensuite. The walkout level has 2 more good sized bedrooms, a 4-piece bath and a rec room leading to exterior rear patio and back yard. Equipped with central air. The main level laundry room leads to a double attached garage. One of a kind. Call your realtor to view!

Inclusions:
Property Listed By:

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