



THE
A-TEAM

**RE/MAX
FIRST**

97 EDGEBROOK Road, Calgary T3A 4M4

MLS®#: **A2161756**

Area: **Edgemont**

Listing Date: **08/30/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **5,651 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Kitchen Island,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 12`4"
Family Room	Main	14`0" x 11`10"
Breakfast Nook	Main	10`3" x 6`6"
Bonus Room	Upper	14`6" x 13`2"
Bedroom	Upper	12`0" x 9`0"
Bedroom	Basement	13`7" x 13`5"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`0" x 11`0"
Kitchen	Main	11`8" x 9`2"
Bedroom - Primary	Upper	15`0" x 12`0"
Bedroom	Upper	14`0" x 8`1"
Game Room	Basement	24`0" x 11`10"
4pc Ensuite bath	Upper	0`0" x 0`0"
3pc Ensuite bath	Basement	0`0" x 0`0"

2pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8610968

Zoning:

R-C1

Remarks

Pub Rmks:

Home Sweet Home! Welcome to this Wonderful 2 Storey Walkout with Many Upgrades in the highly sought after community of Edgemont. This Charming Family Home built by Wallace Homes boasts 3+1 Bedrooms, 3.5 Baths, Impeccably Cared by the Original owners. Numerous Upgrades throughout including Newer Roof, Newer Windows (<10 years old), Newer High Efficiency Furnace (2009), New Hot Water Tank (2023), Newer Stove (2022), Newer Washer and Dryer (2022) and the removal of 97% of the Poly B Plumbing. As you step inside, you are greeted by a bright foyer that leads into the spacious and airy Vaulted Ceiling in Formal Living and Dining Room, adorned with abundant natural light streaming through south-west facing windows. The spacious Kitchen with ample cupboard and counter space, and a Central Island, the adjacent Breakfast Nook overlooks the expansive backyard, perfect for enjoying your morning coffee. An Elegant Family Room with wood burning Fireplace and built-in shelves perfect for all entertaining. The main floor finished with a Laundry Room and a 2 pc Bathroom. The upper level boasts a spacious Bonus Room, 3 spacious Bedrooms with Gleaming Hardwood Floors including the Master Bedroom boasts a Walk-in Closet and Ensuite Bathroom with stand-up shower. The Fully Developed Walkout basement features a Massive Recreation Room, 4th bedroom, a 3 pc bathroom, and ample storage space. Step outside onto the concrete patio and enjoy the privacy of the sunny, north-east facing landscaped, treed and fenced backyard. Conveniently location: Step to Parks, Playgrounds & Public Transit, Walking Distance to the Edgemont Elementary School and Mother Mary Greene School, Minutes to Tom Baines School, Restaurants, Shopping Centre, Nose Hill Park, Easy access to the Sir Winston Churchill High School, the University of Calgary, Market Mall, Foothills and Children's Hospital, Country Hills Blvd, Shaganappi Trail, and Stoney Trail. Don't Miss this One!

Inclusions:

Property Listed By:

Dishwasher (As-is)

Jessica Chan Real Estate & Management Inc.

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