



247 EDGEBROOK Circle, Calgary T3A5A2

MLS® #: **A2174115** Area: **Edgemont** Listing Date: **10/18/24** List Price: **\$870,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **5,715 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,109**
 Low Sqft:
 Ttl Sqft: **2,109**

DOM

35
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 10`10"	Kitchen	Main	10`10" x 9`6"
Dining Room	Main	12`11" x 9`0"	Breakfast Nook	Main	13`0" x 9`0"
Family Room	Main	13`1" x 12`2"	Foyer	Main	6`1" x 4`4"
Laundry	Main	11`2" x 7`7"	Sunroom/Solarium	Main	15`6" x 11`10"
2pc Bathroom	Main	5`3" x 5`1"	Bedroom - Primary	Upper	15`5" x 11`7"

Walk-In Closet	Upper	6`9" x 3`8"	4pc Ensuite bath	Upper	10`0" x 4`11"
Bedroom	Upper	10`9" x 10`1"	Bedroom	Upper	13`0" x 9`3"
Bedroom	Upper	12`11" x 10`5"	4pc Bathroom	Upper	9`3" x 7`4"
Game Room	Basement	19`10" x 12`4"	Bedroom	Basement	13`9" x 11`6"
Bonus Room	Basement	14`3" x 11`0"	Other	Basement	5`4" x 4`0"
4pc Bathroom	Basement	8`1" x 4`11"	Furnace/Utility Room	Basement	17`3" x 8`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **9210430**

Remarks

Pub Rmks: **Welcome to your dream home in Edgemont! This exquisite two-story residence offers unparalleled quality and design, with proximity to three excellent schools: Tom Baines Junior High, Edgemont Elementary School, and Mother Mary Greene School. Additionally, this home is conveniently located near Nose Hill Park and abundant green spaces, providing a perfect blend of urban convenience and natural beauty. The upper level boasts four generously sized bedrooms, perfect for family and guests. The main floor impresses with its open concept layout, featuring a spacious living room with a cozy gas fireplace, a sun-drenched breakfast nook overlooking the beautifully landscaped yard, and a chef's kitchen complete with a breakfast bar, abundant cabinet space, and ample countertops. The elegant formal dining room is ideal for hosting dinner parties. Retreat to the luxurious master suite, which includes a walk-in closet and an ensuite bathroom with a full stand-up shower. The fully finished basement is a versatile space, perfect for a children's play area, a media center, or both. It also includes a fifth bedroom and an additional bathroom or bar area, offering even more flexibility. Entertain or unwind in the stunning sunroom that opens onto a stone patio, leading to your private west-facing backyard oasis. This home is designed for both relaxation and entertainment. Don't miss the opportunity to make it yours—call today for more information and to schedule your private viewing!**

Inclusions: **NA**
 Property Listed By: **Century 21 Masters**

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







