



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**247 EDGEBROOK Circle, Calgary T3A5A2**

MLS® #: **A2191503**      Area: **Edgemont**      Listing Date: **01/31/25**      List Price: **\$858,800**  
 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

**1**  
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"

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

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Welcome to Your Dream Home in Edgemont! Discover unparalleled quality and design in this stunning two-story residence, ideally located near three top-rated schools—Tom Baines Junior High, Edgemont Elementary, and Mother Mary Greene School. With Nose Hill Park and lush green spaces just moments away, this home offers the perfect balance of urban convenience and natural beauty. Inside, the upper level features four spacious bedrooms, providing ample space for family and guests. The main floorboasts an inviting open-concept layout, including a bright living room with a cozy gas fireplace, a sunlit breakfast nook overlooking the landscaped yard, and a chef’s kitchen with a breakfast bar, abundant cabinetry, and generous countertops. The formal dining room is perfect for hosting memorable gatherings, while the primary suite offers a walk-in closet and an elegant ensuite with a full stand-up shower. The fully finished basement provides versatile living space, ideal for a playroom, media center, or home gym. It also includes a fifth bedroom and an additional bathroom or bar area, enhancing its flexibility. A stunning sunroom opens to a stone patio, leading to your private west-facing backyard oasis—a perfect retreat for relaxation or entertaining. This home is designed for comfort, style, and functionality. Don't miss this incredible opportunity—call today 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**













