



THE
A-TEAM

**RE/MAX
FIRST**

171 EDGEBROOK Circle, Calgary T3A 5A3

MLS®#: **A2195249** Area: **Edgemont** Listing Date: **02/22/25** 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: **1992**
Lot Information
 Lot Sz Ar: **6,113 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,074**
 Low Sqft:
 Ttl Sqft: **2,074**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Greenbelt,Landscaped,No Neighbours Behind,Rectangular Lot,Sloped Down,Views**
 Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Range Hood,Refrigerator,Satellite TV Dish,Washer,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Jetted Tub,Pantry,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Remarks

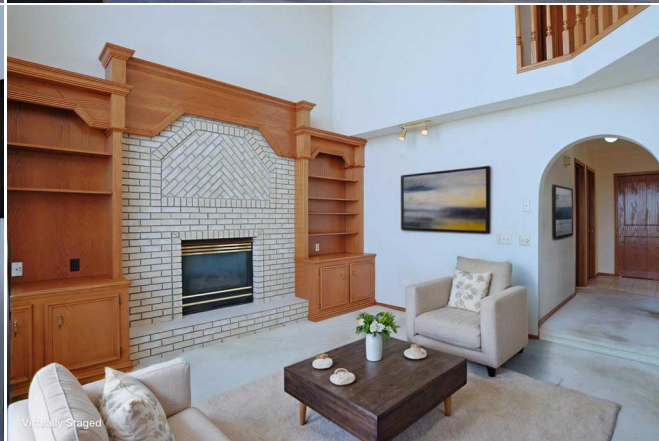
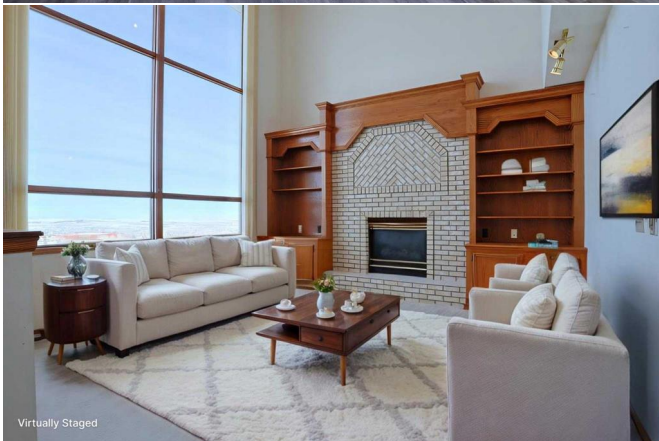
Pub Rmks: **Outstanding opportunity here in this spacious family home perched on a ridge surrounded by panoramic views of the neighbourhood & horizon in the popular**

Northwest Calgary community of Edgemont. Original owners of this 5 bedroom + den two storey walkout, with bright open rooms & 2 fireplaces, eat-in oak kitchen, 3.5 bathrooms & so much more! Sunny & airy floorplan featuring open concept living/dining room with bay windows & soaring vaulted ceilings, family room with two storey ceilings & fireplace complemented by built-ins, large dining nook with balcony & great-sized kitchen with walk-in pantry & the appliances include Jenn-Air dishwasher & fridge. Total of 3 bedrooms up highlighted by the primary bedroom with bay window, big walk-in closet & jetted tub ensuite with double vanities & separate shower. The walkout level is finished with 2 more bedrooms & another full bath, rec room with fireplace & wet bar plus loads of closet & storage space. Main floor home office with French door & main floor laundry with built-in cabinets. Backyard is fenced & landscaped, & has a large tiered patio deck. Primed for renovation to make this the home of your dreams, here in this highly-desirable location only a few short minutes to playgrounds & parks, shopping & schools, Nose Hill Park & quick easy access to University of Calgary & Foothills Medical Centre, LRT & downtown.

Inclusions:
Property Listed By: **Royal LePage Benchmark**

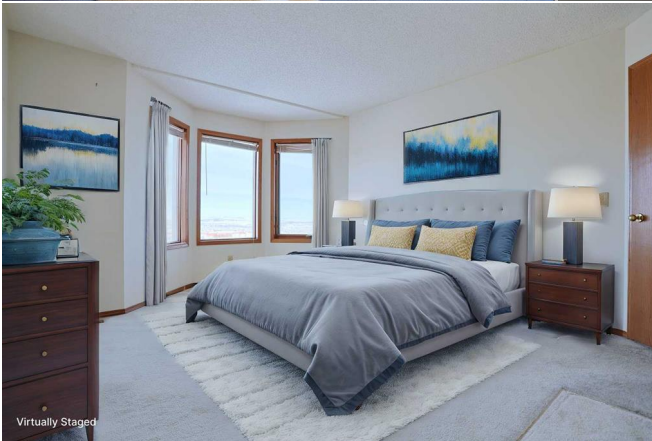
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







Virtually Staged



Virtually Staged



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171 Edgebrook Cir NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2074.61 sq ft



PREPARED: 2025/03/21

GUIDE