



**131 Edgebrook Circle NW
Calgary, Alberta**

MLS # A2307270



\$1,448,888

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,676 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behi		

Heating:	Baseboard, In Floor, Fireplace(s), Forced Air, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: The 2nd Fridge in the furnace room

Welcome to this unique custom built home situated on a massive pie shaped lot in Calgary's sought after Edgemont community. Backing onto Edgemont's Ravine with walking paths and breathtaking views that you can see from every angle on your WRAP AROUND DURA DECK, you also get a large PRIVATE YARD surrounded by full and mature trees giving you your own private oasis. Step inside and feel instantly at home, greeted by soaring ceilings and an abundance of natural light and beautiful hardwood floors. The main floor features a spacious living room, a formal dining area with a pass-through to the bright white kitchen, that has plenty of cabinets - some with pull out's, a GAS STOVE, and a corner sink perfectly positioned to take in the view (not that you will be doing dishes as a brand ne dishwasher was just installed). Off the kitchen, you'll find a cozy breakfast nook and a welcoming family room with a corner GAS FIREPLACE. This home offers endless natural light and views overlooking the city from almost every room - The perfect view of both sun rises and sun sets! Also located on the main floor are a generous office space (or a possible bedroom if mobility is a concern), a laundry room with sink and a full 3 piece bathroom (right outside the office/bedroom). Head upstairs via the stunning open tread staircase beneath a massive skylight. Here, you'll discover a 3 piece bathroom, two well sized bedrooms, the primary suite with a 4 piece ensuite featuring heated floors, jetted tub and a walk in closet. The fourth bedroom upstairs is massive and has its own Juliette balcony overlooking the city! The basement boasts two large bedrooms, a 3 piece bathroom, a computer or exercise area, a spacious rec room and more stage then you will know what to do with. The WALK OUT basement allows you to step outside to your private retreat, where there is plenty of

space to run, play and enjoy quality family time. Additional features include LED exterior lighting, Central Air Conditioning, and TWO furnaces for climate control (that were newly rebuilt and serviced_ and NO POLY B!! Do not let this opportunity pass you by, book your viewing today.