



GRASSROOTS
REALTY GROUP

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131 Edgebrook Circle NW
Calgary, Alberta

MLS # A2342548



\$1,250,000

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: 2nd Fridge in Furnace Room

HUGE PRICE ADJUSTMENT!!! Welcome to this one-of-a-kind, custom-built home on a huge pie-shaped lot in Calgary's desirable Edgemont community. Backing onto greenspace with walking paths and stunning views from every angle of the wraparound Dura Deck, it also features a large, private yard surrounded by mature trees for your own personal oasis. Full of 90's charm, it's perfect for large or multigenerational families with 6 bedrooms, 4 full bathrooms, 3 living rooms, 2 dining rooms, and a home office that could be a 7th bedroom. Inside, you're greeted by soaring ceilings, abundant natural light, and beautiful hardwood floors. The main floor offers a spacious living room, formal dining area with pass-through to the bright white kitchen—complete with plentiful cabinets (some with pull-outs), a gas stove, corner sink with a view, and a brand-new dishwasher—plus a cozy breakfast nook and inviting family room with a corner gas fireplace. Enjoy endless natural light and city views from almost every room, perfect for both sunrises and sunsets. Also on the main floor are a generous office (or bedroom), laundry room with sink, and a full 3-piece bathroom. Upstairs, beneath a massive skylight, you'll find a 3-piece bathroom, two well-sized bedrooms, the primary suite with heated floors, jetted tub, walk-in closet, and a huge fourth bedroom with a Juliette balcony overlooking the city. The basement features two more large bedrooms, a 3-piece bath, a computer or exercise area, a spacious rec room, and more storage than you 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, Newer Windows (approx 5 years old) and TWO

zoned furnaces for climate control (that were newly rebuilt and serviced) and NO POLY B!! This home is move in ready if you appreciate the 90's charm, but also holds so much potential to modernize and make your own! It truly is a one of a kind home!