

106 Edgebrook Close NW  
Calgary, Alberta

MLS # A2201596



**\$799,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,343 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Storage		

**Inclusions:** 1 garage door remote, refrigerator in the laundry area/mud room,

Welcome to this beautifully maintained home in the desirable community of Edgemont, where the current owners have lovingly cared for the home over the past 35 years! Located on a quiet street with an ideal southwest exposure backyard that backs onto a paved walking/bike path that leads to a large community recreational greenspace. This expansive home offers over 2,300 square feet on the upper floors plus a developed basement, providing ample room for family living and entertaining. Step inside to discover the inviting, light-filled living and dining area with hardwood flooring and ample space to set up a formal dining room table. Connected to the dining room is the kitchen and the notable features include the modern countertops, a counter height island, stainless steel appliances, a walk-in pantry and a breakfast nook. The kitchen seamlessly flows into the generously sized family room with a cozy brick surround fireplace, built-in shelving, wood paneling and a flexspace that could be used for a home office. Enjoy the abundance of kitchen and family room windows that look onto the beautifully landscaped backyard with many trees and shrubs. The laundry/mud room area is located off the family room and has access to the double attached garage. Around the corner is the 2pc guest bathroom that completes the main floor. Upstairs showcases a huge primary retreat with solid wood double entry doors, a walk-in closet and a 5pc en-suite bathroom. 2 additional generously sized bedrooms and a 2nd 5pc bathroom complete the upper level. The fully developed basement hosts a large rec/games room, the 4th bedroom with a walk-in closet, a 4pc full bathroom and a large storage area with built-in shelving within the utility room. The hot water tank was replaced in 2024. Upgraded plumbing throughout with all poly-b plumbing removed. Carpets have been freshly

cleaned, ready for a quick possession. This exceptional home is located in a family friendly community with easy access to schools, greenspaces, grocery stores, restaurants, shopping, off-leash dog parks, city transit and all major amenities. Edgemont is also home to Edgemont Athletic, a luxury fitness centre. Truly a remarkable family home that should be experienced from within!