

**9200 Edgebrook Drive NW  
Calgary, Alberta**

**MLS # A2230357**



**\$783,800**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,063 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Street Lighting		

<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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\*\*\*9200 Edgebrook DR NW \*\*\* Gorgeous well maintained 2-storey in desired community - Edgemont . Very convenient location , easy access to Country Hills BV and Shaganappi TR . Close to shopping , pathway , Nose hill park and even Sir Winston Churchill high school bus station . Let's check the photos , you are entering Mr. and Ms. Clean's sweet home . You will find upgraded tile and gleaming hardwood floor on main level , very functional traditional floor plan , you have living room and formal dining room at front , good size den/office room , a roomy family room and upgraded kitchen with granite counter top and new faucet , upgraded bright white appliances , well maintained beautiful oak kitchen . Enjoy morning coffee in your sunny breakfast nook that leads to your south facing backyard and house-wide huge deck . Upstairs you have three large bedrooms that all have walk-in closets , upgraded ensuite bathroom with new tiles and lights. Unspoiled basement for your future personal design idea . Other recent upgrades including roof , siding , new painted deck and fence , most newer paint inside . Perfect move in condition ! Won't last ! Call your agent today !