

67 Edgebrook Way NW  
Calgary, Alberta

MLS # A2245136



\$868,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, No Animal Home, No Smoking Home		
Inclusions:	n/a		

Beautifully maintained home in a quiet, established neighborhood with park and playground nearby. Offering nearly 3,000 sq ft of total living space, this home features 4+1 bedrooms, 2.5 baths, and a main floor den. The grand two-storey foyer leads to elegant living/dining rooms with 12' ceilings and large windows. The cozy family room includes a wood-burning fireplace and built-ins. The updated kitchen boasts granite counters, stainless steel appliances, and a bright nook. Upstairs offers 4 bedrooms, including a primary suite with walk-in closet, jetted tub, new shower, and tile. Fully finished basement with 5th bedroom, large rec room, and tons of storage. Enjoy a private south-facing backyard and deck. Upgrades: Roof, siding, garage door (2013), Poly-B replaced (2023), water tank (2024). Close to top schools, shopping (Beacon Hill & Country Hills Village), and major roads. Conveniently located with quick access to Shaganappi Trail, Country Hills Blvd, and Stoney Trail, and close to Country Hills Village and Beacon Hill Shopping Centres for all your shopping and dining needs. Top-rated schools nearby include Edgemont Elementary, Tom Baines Junior High, and Mother Mary Greene Catholic School. A perfect family home&mdash;don&rsquo;t miss out!