

108 Edgebrook Rise NW
Calgary, Alberta

MLS # A2220095



\$829,900

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| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,861 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Underground S | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Cork, Hardwood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Jetted Tub, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar | | |

Inclusions: Alarm system hardware, basement fridge, garage shelves, storage shed, bidet attachment, shelving in furnace room, BBQ on balcony, garden lighting

Ready & waiting for a new family to make it their own is this lovely two storey walkout from Cardel Homes, facing South across from the sports fields & baseball diamonds in the highly-desirable community of Edgemont. Offering a total of 4 bedrooms & a host of improvements, this bright & sunny home enjoys beautiful hardwood floors & central air, renovated kitchen with quartz counters, finished walkout with cork floors & wide open views of the surrounding neighbourhood. Drenched in warm natural light, you'll love the seamless flow of the main floor with its open concept living/dining room & South-facing windows, expansive family room with fireplace & built-in quartz-topped cabinets, dining nook with access onto the backyard balcony & sleek white kitchen & renovated in 2020 & with walk-in pantry, quartz countertops complemented by full ceramic tile backsplash & stainless steel appliances including Bosch dishwasher & LG stove/convection oven. There's also a large laundry room with white Maytag washer & dryer with plenty of extra space as another pantry, storage or mudroom. The hardwood floors continue upstairs to the 2nd floor & 3 great-sized bedrooms; the primary bedroom has a walk-in closet & renovated ensuite with glass shower, quartz-topped vanity & jetted tub. The family bathroom has also been renovated with quartz counters & oversized glass shower. The walkout level & with cork floors, is finished with a 4th bedroom with 2 closets…1 a walk-in, bathroom with shower & games/rec room with granite-topped wet bar. Additional features & improvements include metal roof, stucco exterior (2014), new front door (2020) & security door (2023), new hot water tank & furnace (2022), roughed-in central vacuum system, large storage shed in the backyard, underground sprinkler system (front yard),

landscaping/driveway/walkways (2021), programmable garden lighting & in 2017 the window glass was replaced in the 3 upstairs bedrooms/living room/family room/master ensuite/kitchen (2). Prime location within walking distance to bus stops & playgrounds, close to neighbourhood schools & shopping, & with its quick easy access to Shaganappi Trail & Country Hills Blvd, you're only minutes to major retail centers & hospitals, LRT, University of Calgary & downtown.