

\$799,900 - 241 Edgebrook Grove Nw, Calgary

MLS® #A2111783

\$799,900

4 Bedroom, 4.00 Bathroom, 2,030 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Original owners of this beautifully maintained two storey home tucked away in this quiet cul-de-sac within walking distance to a playground, playing fields & Edgemont's popular ravine system. Built by Cardel, this fully finished 4 bedroom home enjoys extensive hardwood floors & central air, renovated kitchen with granite countertops & black appliances, huge lower level rec room & the many improvements include roof, furnace, windows & water softener. This wonderful family home has a fantastic floorplan bathed in natural light, featuring open concept living & dining rooms, family room with corner fireplace, dining nook with access to the backyard deck & sleek maple kitchen with walk-in pantry & tile floors, raised bar & the appliances include an LG fridge & GE stove/convection oven. The hardwood floors continue up to the 2nd floor & into all 3 bedrooms; the master is a terrific size & has walk-in closet & renovated ensuite with tile floors & granite-topped double vanities & glass shower. The other 2 bedrooms also have great closet space & share the family bath which has also been renovated with tile floors & granite counters. The lower level is finished with 4th bedroom & full bath, lots of storage & rec room with plenty of space for your games room & play area for the kids. On the main floor there is also a home office & laundry with built-in cabinets & LG steam washer & dryer. Among the many extras are the underground sprinklers, polymer-coated stucco exterior,



built-in ceiling speakers, maintenance-free composite wood backyard deck & front porch, professionally landscaped yard & improvements over the last 10 years: water softener & hot water tank, windows, high-efficiency furnace with humidifier/UV light/MERV 11 filter in 2016 & hail/wind-resistant roof shingles with 50year warranty. A truly outstanding home ready & waiting for a new family to make it their own, in this prime location just minutes to area shopping & neighbourhood schools, with easy access to Country Hills Blvd/Shaganappi Trail to take you to the airport, University of Calgary, hospital, Nose Hill Park, downtown & beyond!

Built in 1998

Essential Information

MLS® #	A2111783
Price	\$799,900
Sold Price	\$871,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	241 Edgebrook Grove Nw
Subdivision	Edgemont
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3A 5T9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Central Vacuum, Double Vanity, French Door, Granite Counters, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 11th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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