

\$769,900 - 252 Edgebrook Gardens Nw, Calgary

MLS® #A2139849

\$769,900

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

PRICE REDUCED \$30,000! BACKING GREENSPACE! PRIVATE SOUTH FACING BACKYARD LOT on a QUIET CUL-DE-SAC LOCATION and HUGE PARKING ISLAND out front. First time listed on MLS! This fully finished 2 storey is a RARE FIND and one of a kind! The double attached garage is long enough to fit 2 trucks. Short 2 minute walk to Edgebrook Park, 15 minute walk to Nose Hill Park, and 20 minute walk to Edgemont public school! Fantastic floor plan with large living room, formal dining area, and open concept kitchen and family room with gas fireplace at the back of the home. The kitchen nook door leads to the PRIVATE DECK and lower patio areas. Beautiful WOOD SPINDLE RAILING leads to the upper level where you'll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with 4 PCE ensuite, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower finished level has a private recreational area with French doors, 4th bedroom, and 4 PCE bathroom. LARGE MECHANICAL ROOM FOR STORAGE and the ability to create a 5th bedroom in the space! So many extras in this home - NEW HIGH EFFICIENCY FURNACE (2021), NEW COMPOSITE DECK (2021), NEW WASHER & DRYER (2023), cement walkways along the side of the home, water softner, great parking out front, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$769,900. Book your showing today as this property shows



beautifully, is priced to sell and will not last long!

Built in 1991

Essential Information

MLS® #	A2139849
Price	\$769,900
Sold Price	\$754,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	252 Edgebrook Gardens Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized

Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Private
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 29th, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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