

\$695,000 - 108 Edgebrook Place Nw, Calgary

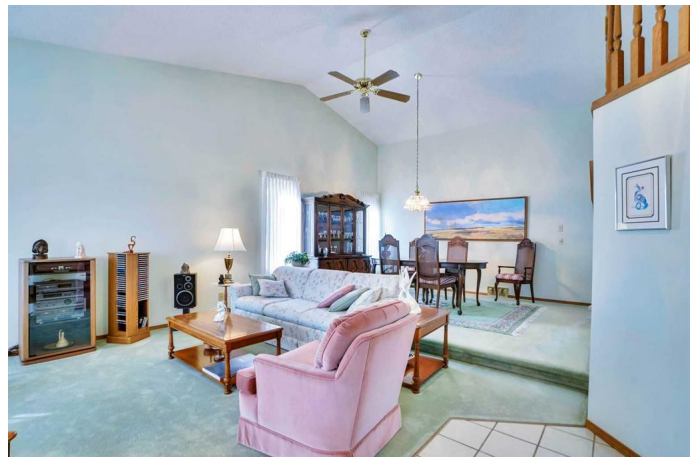
MLS® #A2161169

\$695,000

3 Bedroom, 3.00 Bathroom, 1,972 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

FIRST TIME OFFERED! This beautiful home has been lovingly maintained and improved by the original owner. Breath taking curb appeal, unique location in a quiet cul-de-sac, minutes from Nose Hill Park natural area with pathways, west rear park-like yard with tasteful landscaping. The backyard is fully fenced. This well planned 3 bedroom home has so much to offer to a growing family with sufficient space and flexibility of use. Enjoy an evening starting in the dining room, then relax in the elegant living room or more casually in the family room enjoying the newer gas fireplace. There is a remote starter for it so you don't even have to get up! Enjoy weekend mornings or a great summer lunch on the large outdoor patio, with gas line for your BBQ, easily accessible from the kitchen. The kitchen has a wonderful amount of cabinetry and countertop space, with double sinks and a lazy susan in one corner. So very handy. In addition to a breakfast bar, there is a sunny cozy eating nook nestled into one side of the kitchen near the patio door. Follow the soft carpeted stairway up to the privacy of the bedroom area on the second floor. The primary bedroom offers a ceiling fan and great ensuite features, including a large jetted tub, separate shower and double closets with double shelving and BONUS large medicine cabinet! The second bedroom has a ceiling fan as well, with the third bedroom currently used as an office. There is beautiful warm carpet throughout the upper level. The main bath boasts a water



conserving shower head. The entrance to the double garage is conveniently located in a back foyer/"mudroom" near the laundry room and a half bath/powder room for getting cleaned up before coming into the main part of the home. The drywalled garage is ready for your finishing touches. You can set up the undeveloped basement as a large rec area or play room. This home has been selectively updated over the years with newer asphalt shingles, furnace (3 years), HWT (3 years), Culligan water softener, and exterior cement board siding (5 years) on the back exterior upper part of the home. Laminate wood floors in kitchen, nook and back landing. "Black Pearl" granite counters in kitchen, updated window treatments, some low-flow bathroom fixtures including low flow toilets. PolyB replaced. The water softener is an upgrade, too. The highly desirable community of Edgemont is well located in Northwest Calgary with easy access to downtown, University of Calgary, Foothills Medical Centre, the Children's Hospital, and sports venues. Please see the supplements for map on proximity to schools. The elementary school is a walk across the playground. The home is close to Nose Hill Provincial Park and many convenient services and shopping. This is a rare opportunity to make this special, impeccably kept property your home. Realtors, please see member comments.

Built in 1987

Essential Information

MLS® #	A2161169
Price	\$695,000
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,972
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	108 Edgebrook Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4K7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, Irregular Lot, Landscaped

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2024
Date Sold	October 8th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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