

**233 Edgebrook Grove NW**  
**Calgary, Alberta**

**MLS # A2214177**



**\$969,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,213 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Landscaped, La		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** 2 outdoor sheds

Ever dreamed of having your very own private park right in your own backyard? without giving up city living? This is it! Nestled on a quiet cul-de-sac, this beautifully maintained family home boasts over 3350 sq ft of thoughtfully designed living space on a massive, fully landscaped lot that's truly a showstopper! Featuring 5 bedrooms, 4 bathrooms, a main floor office and a double attached garage, this home checks every box! Step into the spacious foyer and instantly feel the warmth of gleaming hardwood floors and an abundance of natural light flowing through plenty of large windows. The main floor offers a front sitting room and formal dining area, perfect for entertaining. The open concept kitchen, family dining room and cozy living room with gas fireplace all overlook that lovely southeast backyard and have been updated with knockdown ceilings and modern pot lights. The kitchen is a chef's dream, find pristine cabinetry, quartz countertops, classic subway tile backsplash, a centre island and a pantry with roll-outs. Whether you're hosting a holiday dinner or enjoying quiet family time, this is definitely the heart of your new home. Rounding out this level is a private office, 1/2 bathroom and mud room/laundry room. Upstairs you'll find four generously-sized bedrooms, including a serene primary suite overlooking that amazing backyard. Your suite boasts a walk-in closet and a 4pc en-suite with a jetted soaker tub, the ideal place to unwind. The fully finished basement offers even more living space with a huge fifth bedroom, another 4pc bathroom, a recreation room and plenty of storage. Outside the show continues! The landscaped backyard is your personal oasis with mature trees, garden beds, serene sitting areas and a stamped concrete patio with a privacy wall. Whether you're sipping morning coffee, hosting summer

BBQ&rsquo;s under the stars or just stretching out with a good book, this backyard is more than just a space, it's a lifestyle! Don&rsquo;t miss your chance to own this unique and spacious property in the desirable community of Edgemont, book your showing today.