DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
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ASSOCIATE

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16 Edgebrook Road NW
Calgary, Alberta

MLS # A2229872

$939,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,053 sq.ft.	**Age:**	1987 (38 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: none

Beautiful 2-story home with full walk-out basement. Multiple built-ins throughout the home with extensive use of hardwood, Oak, and potlights. Curved Oak staircase ascending to the second level and descending to the lower level. Cathedral ceiling in the Living Room & Dining Room. Huge ensuite with separate shower and tub. Upper bedrooms each have their own en-suite. Main floor den & 2nd level study. Lower level fully developed with rec room, cold storage, bath, and dry sauna. A perfect home for a large family and ideal for entertaining. City view from second-level balcony. Newer decking. Almost 4600 sq. ft.