



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

58 Edgebrook Close NW  
Calgary, Alberta

MLS # A2251106



\$848,888

|             |                                                                                                                    |            |      |
|-------------|--------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                            | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                  | Sewer:     | -    |
| Roof:       | Clay Tile                                                                                                          | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                     | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                                                                                                 | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                    | Utilities: | -    |
| Features:   | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |            |      |
| Inclusions: | none                                                                                                               |            |      |

FANTASTIC IMACULATE ESTATE 2 STOREY SPLIT, Fully finished basement with total of 6 BEDROOMS with 4 UPSTAIRS, & 3 & 1/2 BATHS. Incredible Location backing to Pathway to Park! Shopping & Schools. TOTAL OF OVER 3800 SQ.FT. developed! MAIN FLOOR DEN off VAULTED LIVING ROOM/DINING ROOM. Bright ISLAND KITCHEN WITH STAINLESS STEEL APPLIANCES, brand new Hardwood style Luxury Vinyl flooring. Other upgrades include NEW WINDOWS THROUGH-OUT & POLY B REPLACED! Bright DINING NOOK OFF COMPISITE DECK WITH ALUMINUM GLASS RAILING! partly Fenced & LANDSCAPED REAR YARD. LARGE FAMILY ROOM WITH BUILT IN ENTERTAINMENT CENTER WITH feature Brick FIREPLACE. HUGE MASTER SUITE WITH 2 WALK-IN CLOSETS, & GREAT ENSUITE WITH DOUBLE VANITIES, JETTED TUB & SEPARATE SHOWER! 3 OTHER LARGE BEDROOMS UP WITH BUILT IN DESKS IN 2. FULLY DEVELOPED DOWN WITH HUGE REC ROOM AREA, & 2 more more large bedrooms, Full BATH & TONS OF STORAGE. 2 FURNACES & 2 HOTWATER TANKS. . A PERFECT FAMILY HOME WAITING FOR A GREAT FAMILY!