

**16 Edgebrook Road NW**  
**Calgary, Alberta**

**MLS # A2229872**



**\$969,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	none		

Beautiful 2-story home with walk-out basement. 3 Ensuite baths on upper level with a total of 5 bathrooms. Multiple built-ins throughout the home. 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. Main floor den & 2nd level Study. A perfect home for a large family and ideal for entertaining. City view from second-level balcony. Newer decking. Almost 4600 sq. ft.