



**Erin Ferguson**  
Phone: 403-992-3746  
Mobile:  
Fax:  
Email: erin@erinferguson.ca  
Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

63 Edgebrook Close NW, Edgemont, Calgary, Alberta, T3A 4W6, Canada

MLS®# A1016760



Image not found or type unknown

Property Value	\$549,900
Type	Detached
Style	2 Storey
Basement	Full, Unfinished
Parking	Double Garage Attached
Year Built	1989
Living Area	2,104 sq.ft.
Lot Frontage	49.18 ft
Lot Depth	14.99 ft
Lot Size Area	5,543 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half

## Description

Beautiful 2-storey home in immaculate shape in a prime location in Edgemont steps away from Nose Hill Park. This 3 bed, 2.5 bath family home has been meticulously kept and features a fantastic floorplan complemented by extensive hardwood & tile floors, stylish lighting & a warm decor. Soaring vaulted ceilings enhance the open concept living/dining room - great for entertaining. A wood-burning fireplace accents the inviting family room, which is open to the kitchen with newer appliances and tile counters. Upstairs you have 3 well appointed bedrooms & 2 bathrooms - including the private master retreat with a jetted tub en-suite & glass shower. The backyard is like your own private oasis to sit and enjoy the beautiful landscaping and trees. The basement is undeveloped and awaiting your personal touch. Walking distance to Nose Hill and several parks, fantastic schools, shopping and more, opportunity knocks with this fantastic home!









## Disclaimer

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.