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**Century 21 Bamber Realty Ltd**  
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63 Edgebrook Close NW, Edgemont, Calgary, Alberta, T3A 4W6, Canada

MLS®# A1016760



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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!









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