



\$ 639,900.00

## 142 EDGEBROOK CLOSE NW CALGARY

<https://paulbrinton.com>

Absolutely the perfect home for your family in this custom two storey backing West onto a playground & park in the highly desirable Northwest Calgary community of Edgemont. This warm & inviting 3 bedroom home enjoys onsite hardwood floors, extensive built-ins, updated oak kitchen with granite counters & fantastic workshop...

- 3 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1160444

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-21 17:39:16

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 2

**Lot size:** 5264 sq ft

**Year built:** 1989

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Brick Facing,Family Room,Gas

**Exterior Features:** Private Yard

**District:** CAL Zone NW

**Inclusions:** Alarm system, BBQ on deck, 5 mounted speakers & woofer in lower rec room, wall-mounted TV in family room, furnace room freezer & fridge

**Lot Features:** Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Park,Schools Nearby,Playground,Tennis Court(s),Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** Bookcases,Built-in Features,Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle



**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:**

Dishwasher,Dryer,Garburator,Gas

Stove,Range

Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Edgemont

**Lot Size Acres:** 0.12

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 282.64

**Photo Count:** 43

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 14.39M 47`3"

**Living Area SF:** 2264.00

**Structure Type:** House

**Restrictions:** None Known

