



\$ 739,400.00

## 19 EDGEBROOK CLOSE NW CALGARY

<https://paulbrinton.com>

ONE of the most UNIQUE homes you will ever step into! Welcome to 19 EDGEBROOK CLOSE -EXTRA LARGE LOT, 4 Bedrooms, 3.5 Bathrooms, 3 Living/Family Rooms,SEPARATE BASEMENT ENTRANCE, BRAND NEW FLOORS. House is surrounded by PLAYGROUNDS and PARKS and is walking distance from Edgeback Pathways. The main floor welcomes you...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1156116

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-28 18:19:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/24/21

**Two Piece Bath:** 1

**Lot size:** 6921 sq ft

**Year built:** 1989

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Brick Facing,Family Room,Wood Burning

**Exterior Features:** Garden

**District:** CAL Zone NW

**Inclusions:** Storage shed in the backyard, Fridge in the mechanical room

**Lot Features:** Back Yard

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

**Total Parking:** 4

**Flooring:** Laminate,Tile

**Community Features:** Playground

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Bar,Central Vacuum,Chandelier,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Vaulted Ceiling(s),Wired for Sound

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry **Levels:** Two

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Photo Count:** 39

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 17.72M 58`2"

**Living Area SF:** 2293.00

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** R-C1

**List Price Square Foot:** \$ 326.65

**Rooms Above Grade:** 7

**Construction Materials:** Brick,Stucco

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Edgemont

**Lot Size Acres:** 0.16

