

**43 Edgebrook Cove NW  
Calgary, Alberta**

**MLS # A2294439**



**\$919,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Refrigerator (Basement)		

\*\*\*Open House Saturday, March 28, 12:30 pm till 02:30 pm \*\*\*. This exceptional home showcases a wide range of upgrades, including central air conditioning, triple-glazed windows, Hardie Board siding, a newer roof, top-of-the-line windows covering, and a premium Vent-A-Hood fan—just to name a few. With so many enhancements, this home truly must be experienced in person to fully appreciate its quality, design, and craftsmanship. The main floor features a bright, open-concept layout with a centrally positioned chef-inspired kitchen, a welcoming front formal living room, and a stunning family living room with soaring high ceilings, a spacious dining area, and a sun-filled breakfast nook overlooking the backyard. The kitchen is beautifully appointed with granite countertops, a gas stove, premium stainless steel appliances, a pantry, and elegant lighting, including newly added pot lights. A main floor office/den adds flexibility for work or study. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a sunny southeast-facing bay window, a large walk-in closet, and a renovated 4-piece ensuite complete with a soaker tub and a separate standing shower. Two additional well-sized bedrooms and another full bathroom complete the upper level. As you move through the home, the soaring ceilings and abundance of windows create a bright and airy atmosphere filled with natural light. The fully renovated basement offers incredible additional living space, featuring a kitchenette/bar area, a spacious bedroom, and a full bathroom with direct access from the bedroom, allowing it to function as a private ensuite—perfect for guests or teenagers seeking their own space. The large recreation area is ideal for entertaining, and the ample built-in cabinetry

provides excellent storage solutions.&nbsp;The home sits on a corner lot, allowing for abundant sunlight throughout the day. The beautiful southeast-facing backyard offers the potential to add an RV parking pad and features a durable Duradek, perfect for low-maintenance outdoor enjoyment. The double attached garage is oversized (22'x21') and can easily accommodate two cars. The current owners have meticulously maintained the home and invested approximately \$215,000 in renovations, reflecting pride of ownership throughout. Located in a highly desirable area, this home falls within the school bus zones for Tom Baines School (Junior High) and Edgemont School (K&ndash;5), with Sir Winston Churchill High School as the designated high school&mdash;one of the most sought-after schools in Calgary NW. This move-in-ready home combines space, style, and premium upgrades in an unbeatable location.&nbsp;Call today to book your private viewing!