



Tao Guo
 SKYROCK REALTY & MANAGEMENT LTD.
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/Edgemont

411 Edgebrook RI NW

\$597,500

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 8
- Floor Area:** 179 SqM / 1,925 SF
- Year Built:** 1994
- Taxes:** \$3,210 / 2014
- Possession:** 08/01/2014 Negotiable



Outstanding family home close to schools, shopping, golf, fitness facilities and Nose Hill Park. Almost 3,000 sqft of total living space with 4 bedrooms and 3 1/2 bathrooms. Pride of ownership throughout. Professionally finished basement, newer kitchen and many recent updates. Landscaped with beautiful, privacy, flowering trees, in-ground sprinklers and custom storage shed. Newer cedar shingles (2012), vinyl siding (2013), garage door (2013) and ground floor windows (2014). Kitchen and Master Bedroom ensuite have also been renovated. Ultimate Renovations did the basement upgrades with an additional bedroom, full bathroom, built-in entertainment center, wet bar and games room. Don't miss this one!



- Goods Included:** Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener-1 Control, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings-All
- Features:** Deck, No Smoking Home, Sprinkler System-Underground, Wall Unit-Built-In
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached
- Amenities:** Fireplaces, See Remarks

