

*Welcome to Fine Living in Edgemont*



*139 Edgebrook Circle NW*

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Chinook City 1



## *Your Oasis above it all...*

*Edgemont has always been a sought-after community with top-rated schools and beautiful green spaces. Easy to take the dogs for a walk or go for a jog. Located in the North-west quadrant, Edgemont has several access routes to downtown. And being on the west side of the city, it provides quick access to the road to Banff, Canmore and the Rocky Mountains.*



### *Private Garden Setting*

*Sit back and take in the views from your favourite seat on the upper deck or the reading nook in the master suite. Thoughtful landscaping design gives you a private sanctuary. Relax and unwind as you contemplate the scenery and the tranquil pond. Room for pets and kids to play together.*

<i>Property at a Glance</i>	
2-storey home backing onto Ravine	Fully Developed Walkout
Total of 5 bedrooms; 3 up & 2 down	Double Attached Garage
4 Full Baths plus 1 Half Bath	Main Floor Laundry
Three bedrooms have adjoining full baths	2 Fireplaces
Den / Office with Hardwood Floor	Formal Living / Dining with Vaulted Ceiling
Newer Kitchen with black appliances	Ceramic Tile and New Carpet
BBQ deck off kitchen	Exposed Aggregate patio off Walkout
Exercise room on lower level	Lots of space for Pets!
Information herein deemed reliable but not guaranteed	

## The Tour

*Open the door to this wonderful family home and you are presented with spacious, modern living. Vaulted ceilings with painted border add to the feeling of elegance. Check out the finishing and you'll see sleek **ceramic tile** and soft new carpet. This home is clean and **well-maintained**.*

*The hall to the right leads to a mirrored coat closet, access to the **attached Garage**, and the **half bath** for guests. You'll also find the convenient **Main Floor Laundry Room** here.*



*To the left, you'll find the Formal Living and Dining areas. Lots of space for your large dining suite and a buffet nook with windows. Take note of the **updated light fixtures** in this area and throughout the home. The formal living room is the perfect place for your piano.*



*At the rear of the home is the open concept kitchen, breakfast nook and family room. The sunken family room features a gas **fireplace** and huge windows with views below. The colors here were chosen to accent the classic Oak trim and bring it up to modern flair. Note the built-ins.*



**The Den**  
*Just off the family room is the Den. It features a **hardwood floor** and stained-glass window on the door. The perfect space for a home office or hobby room.*





### ***The Kitchen***

*This space features classic Oak cabinets with a modern fixtures to bring a fresh new look. The ample layout has an island with eating bar and a breakfast nook. Black appliances round out the sophisticated look. Also note the skylights which bring in warmth and sunshine.*

### ***The Upper Deck***

*Step out from the breakfast nook and you'll find the perfect BBQ deck. Catch the sunshine as you enjoy a family dinner at the end of the day.*

### ***Your Master Suite***

*Enjoy scenic views from the reading nook in your master suite on the second floor. This huge space has plenty of room for a **king-sized bed**. The large **walk-in closet** provides plenty of room for his and her clothing and shoes. A full bath with **jetted tub** and stall shower complete the master suite.*



### ***The Bedrooms***

*The second storey features 2 more good-sized bedrooms*



### ***The Bath***

*This is the bath that is shared by the two upper bedrooms. The sealed window unit and the new light fixture provide ample illumination..*

### *The Walkout*

*A highlight of this home is the well-designed Walkout level. Step out to the exposed aggregate patio and enjoy your landscaped backyard.*

*Inside, the layout features 2 bedrooms each with adjoining full baths.*



*The media room is has large windows that make it a usable space for any time of day. A corner fireplace keeps things cozy.*



*Also on the walkout level is a **multi-purpose room** (shown here as an exercise gym). The door to the left is the access for the **mechanical room** as well as ample under-stairs storage. This home has room for your family's active lifestyle. Make it yours today!*