

\$1,148,800 - 17 Edgebrook Landing Nw, Calgary

MLS® #A2124105

\$1,148,800

4 Bedroom, 4.00 Bathroom, 2,287 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

A rare find at a superior location with breathtaking view. Backing onto the ravine in Edgemont, this 4-bedroom 2-storey home, situated on a quiet cul-de-sac with a large park-like private yard, boasts a spectacular view of the ravine and 2 ponds on all 3 levels. Enjoy the stunning views of different seasons through the over-sized windows or from the glass railing deck off the family room while having a drink and watching the deers, birds and geese play. Early birds can be delighted by the sunrise and night owls may at times be amused by the amazing aurora. This meticulously maintained home comes with tons of upgrades and updates. In 2013, installing steel roof with life time warranty on material, triple pane windows on main floor and upper level, and the two entry doors with the front having a multi-point locking system. In 2022, remodelling kitchen cabinet, the en-suite in primary bedroom, and washroom countertops and cabinets on main and upper floor. In October, 2023, replacing old furnaces with two new high energy efficient units. In January 2024, putting in a new hot water tank. Hardwood floors on main level, underground sprinkler and much more. Beautiful classic design home with over 3,100 sq. ft. of developed area, including a living room, family room with gas fireplace, formal dining room, breakfast nook, kitchen with granite countertop & island, and office den. Bright and spacious walkout basement has a huge recreation room perfect for entertaining and movie watching on



the big screen, a play room and a 4-piece bath. Excellent location close to walking paths, shopping, playground and public transit. Edgemont also has high-ranking schools of all levels.

Built in 1996

Essential Information

MLS® #	A2124105
Price	\$1,148,800
Sold Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,287
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Edgebrook Landing Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5M8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Central Vacuum, Chandelier, French Door, Granite Counters, Kitchen
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	Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Interior Lot, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Private, Views
Roof	Metal
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 24th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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