

\$850,000 - 140 Edgebrook Circle Nw, Calgary

MLS® #A2130736

\$850,000

5 Bedroom, 3.00 Bathroom, 1,732 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Welcome home to one of the best-maintained houses in all of Edgemont! Nestled in a quiet cul-de-sac, this corner lot backs onto a playground and green space. Once inside, youâ€™re greeted by double-height ceilings and a completely renovated interiorâ€”no dated finishings here! Upstairs, the large windows and tall ceilings give your living room/dining room combination an expansive feel. Past that, the open-concept kitchen features two ovens, a gas range, a French-door fridge, matched with a brand-new stainless steel faucet. Just off of the kitchen is a door that leads to your large deck, complete with a gas hook-up and privacy frosted glass. Back inside, the large primary bedroom has tons of natural light, even in the en-suite which has heated floors, an air-jet tub, and double sinks. Upstairs, youâ€™ll also find two more bedrooms and a bathroom with a walk-in shower. Downstairs, the basement is not only finished but re-finished with brand-new vinyl plank flooring. The downstairs bathroom has heated floors and double sinks. In addition to two more bedrooms, the basement also has a family room, laundry room, wine cellar, and a sound-proofed home theatre. And thatâ€™s just inside the home! There is also a double attached garage with an EV charger, which leads to your completely landscaped exterior, including a sprinkler system. The roof is made of rubber hail-resistant shingles and the Hardie Board siding is extra durable. This home is move-in ready with recently replaced water



tanks, triple-pane windows, electrical switches, and a fresh coat of paint—there are too many updates to name in this well-loved home! Book your showing today to see why homes like this don't come up often!

Built in 1992

Essential Information

MLS® #	A2130736
Price	\$850,000
Sold Price	\$925,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,732
Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	140 Edgebrook Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, On Street

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, Soaking Tub, Walk-In Closet(s)
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Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Lawn, No Neighbours Behind, Landscaped, Treed
Roof	Rubber
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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