

\$858,800 - 103 Edgebrook Close Nw, Calgary

MLS® #A2154044

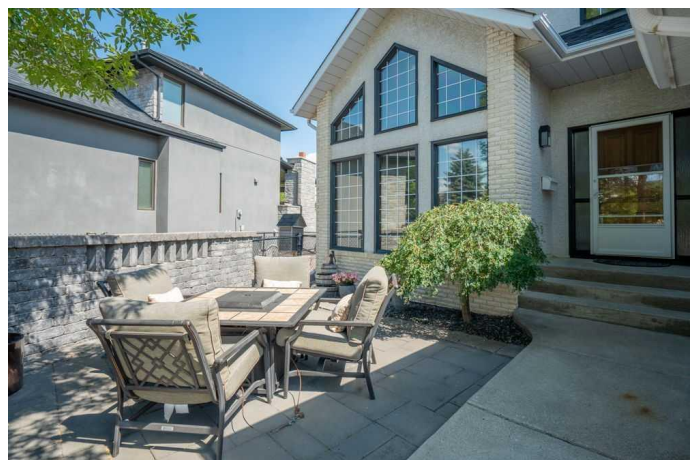
\$858,800

4 Bedroom, 4.00 Bathroom, 2,376 sqft

Residential on 0.18 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 3RD 12:00-3:00PM. Welcome to this charming mature home in the highly sought-after NW community of Edgemont, lovingly maintained by its owners for 23 years. This expansive property boasts over 3,600 sq ft of beautifully developed space on a huge pie-shaped lot, backing onto a green space, offering a perfect blend of classic elegance and modern comfort. As you step inside, you're greeted by a spacious and inviting entrance. The front room features stunning vaulted ceilings & beautiful feature windows, creating a bright and airy atmosphere. Adjacent to this space is a formal dining area, ideal for hosting gatherings, which seamlessly transitions through double doors into the kitchen. The main floor showcases rich hardwood and slate flooring, adding warmth and character throughout. The well-appointed kitchen has abundant cabinetry, large pantry, and convenient built-in desk area. A sunny breakfast nook offers a lovely spot for casual dining, while the cozy family room, featuring an open-to-above design and an impressive brick-faced fireplace, is perfect for relaxing evenings. This level also includes a versatile office space with a built-in desk, a convenient 2-piece powder room, and laundry room with direct access to the garage. Upstairs, the primary bedroom is a true retreat, offering dual walk-in closets and a spacious 4-piece ensuite, complete with large soaker tub and walk-in shower. The 2 additional bedrooms are larger than average & share an updated 3



piece bathroom providing ample space for family and guests. Downstairs, the fully finished walk-up basement extends the living area, featuring a spacious recreation room, 4th bedroom (not to egress), and a 3-piece bathroom. The wet bar, equipped with a fridge and microwave, is perfect for movie nights or extended family stays. There's tons of extra storage space in addition to a 2nd laundry area. Outside, the sprawling backyard is a private oasis, surrounded by mature trees and featuring a low-maintenance composite deck. The property backs onto a peaceful field, offering serene views and a sense of seclusion. The heated garage has it all - workspace, incredible cabinets & storage & space to exercise that can easily move to fit 2 vehicles. Other updates include updated shingles and a tankless hot water system installed in 2022. Located in a quiet cul-de-sac welcomed by a beautiful south facing front patio, this home is nestled in a beautiful, mature neighborhood with a wealth of nearby amenities. You are surrounded by acres of ravines, walking paths, schools close by and walking distance to Nosehill Park! Don't miss your chance to own this exceptional home!

Built in 1989

Essential Information

MLS® #	A2154044
Price	\$858,800
Sold Price	\$890,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.18
Year Built	1989

Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	103 Edgebrook Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, See Remarks

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 9th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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