

\$888,000 - 26 Edgebrook Park Nw, Calgary

MLS® #A2159665

\$888,000

3 Bedroom, 3.00 Bathroom, 2,096 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Introducing a never-before-listed, meticulously cared-for 3-bedroom, 2.5-bathroom walkout 2-storey family home located in the sought-after northwest community of Edgemont. From the moment you step through the door, you're embraced by a warm sense of family, love, and countless cherished memories. This home welcomes you with soaring vaulted ceilings and a charming winding staircase, offering a sense of comfort and elegance. The main level is bathed in natural light from the floor-to-ceiling windows in the front family room, creating a bright and airy atmosphere. The cozy living room is the perfect spot for family movie nights or unwinding after a long day. The all-white renovated kitchen (2017) features modern S/S Appliances, Quartz Countertops, and a versatile Moveable Island. Enjoy your meals in the sunlit dining nook, which offers breathtaking views of the lush greenspace ravine. Step out onto the back balcony and soak in the panoramic views, stretching from east to west—your serene oasis where you can spend countless summer nights stargazing and savoring the tranquility of urban living. The main level also includes a versatile den area that can be used as a reading nook or transformed into your new home office. Upstairs, you'll find the spacious Master Retreat, complete with room for a King-Size bed, a 4-piece ensuite, and a generous Walk-In closet. Two additional Well-Sized Bedrooms and a separate 4-piece



Bathroom complete the Upper Level, along with a Bonus Room ideal for an Office, Children’s Play Area, or Home Gym. The undeveloped Walkout Basement is a blank canvas, ready for your creative vision—whether it's a teen retreat, home theatre, or even a wine room. The meticulously Manicured Yard offers year-round enjoyment, and with no rear neighbors, you'll enjoy the Peaceful Greenspace right in your backyard. Notable upgrades include Engineered Hardwood (2017) on the main level , Luxury Vinyl (2017) in all bathrooms and the mudroom, a High-Efficiency Furnace & Hot Water Tank (2024), 2 Toilets (2017) and 1 Toilet (2024). Prime Location! Walking distance to playgrounds, Co-Op, miles of walking paths, and public transit. Minutes from Nose Hill Park, Three Schools, and Superstore. Easy access to Shaganappi, Country Hills Blvd, and Stoney Trail. Homes of this caliber are a rare find and I promise, this one won't last long. Call your favorite realtor and book your showing today!

Built in 1996

Essential Information

MLS® #	A2159665
Price	\$888,000
Sold Price	\$884,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,096
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	26 Edgebrook Park Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Quartz Counters, Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Gas Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 2nd, 2024
Days on Market	11
Zoning	RC-1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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