

\$978,000 - 215 Edgebrook Circle Nw, Calgary

MLS® #A2163321

\$978,000

5 Bedroom, 4.00 Bathroom, 2,480 sqft

Residential on 0.21 Acres

Edgemont, Calgary, Alberta

Welcome to your forever family home in the heart of Edgemont, one of Calgary's most sought-after communities. Nestled on one of the largest PIE-SHAPED lots in the neighbourhood, this 2-storey, 5-bedroom home boasts over 3,500 square feet of fully developed living space and offers a sanctuary for families at every stage. As you step into this home, you're greeted by the warmth of OAK HARDWOOD floors, mosaic tile accents, and a bright, open-concept layout designed for both daily living and entertaining. The main floor flows effortlessly from the formal dining and living rooms to the cozy family room with a WOOD-BURNING FIREPLACE – a perfect spot to gather on winter nights. French doors lead to a private home office, offering the ideal work-from-home setup. The heart of this home is its spacious kitchen, complete with a LARGE ISLAND, stainless steel appliances, and oak cabinetry with ample storage in the CORNER PANTRY. The breakfast nook overlooks your beautifully landscaped backyard, where mature trees, a fishpond, a play structure, DOG RUN and a perennial garden create a peaceful retreat. Step outside onto the expansive deck and enjoy your SOUTH-FACING YARD, which backs onto a tranquil green space and pathway system, perfect for outdoor activities. Upstairs, four generously sized bedrooms provide room to grow. The primary suite is a true escape, featuring a walk-in closet, a luxurious 4-piece ensuite with a 6-foot Jacuzzi



tub, a separate shower and a SKYLIGHT. There are three additional bedrooms, two of which offer built-in oak desks with shelving, making them ideal for study spaces or creative projects. The FULLY FINISHED WALKOUT BASEMENT offers even more living space, including an oversized games room, a 5th bedroom with double French doors, a 3-piece bath, and access to a brick patio. Whether you’re hosting gatherings or enjoying quiet family time, this space is designed for versatility and comfort. Situated in a quiet, family-friendly neighbourhood, this home is surrounded by quality schools, wonderful greenspaces and a pathway network, and has been lovingly maintained by the same family for 18 years. With its prime location, thoughtful layout, and incredible outdoor space, this property is more than just a house—it’s a place to create memories for years to come. Come see why this Edgemont gem is the perfect place to call home!

Built in 1992

Essential Information

MLS® #	A2163321
Price	\$978,000
Sold Price	\$945,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,480
Acres	0.21
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	215 Edgebrook Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Playground, Private Yard, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Landscaped, Pie Shaped Lot
Roof	Cedar Shake
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 20th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Boswell Krieger Management & Realty Ltd.

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