



108 Edgebrook Rise Calgary Alberta

\$799,900

Ready & waiting for a new family to make it their own is this lovely two storey walkout from Cardel Homes, facing South across from the sports fields & baseball diamonds in the highly-desirable community of Edgemont. Offering a total of 4 bedrooms & a host of improvements, this bright & sunny home enjoys beautiful hardwood floors & central air, renovated kitchen with quartz counters, finished walkout with cork floors & wide open views of the surrounding neighbourhood. Drenched in warm natural light, you'll love the seamless flow of the main floor with its open concept living/dining room & South-facing windows, expansive family room with fireplace & built-in quartz-topped cabinets, dining nook with access onto the backyard balcony & sleek white kitchen - renovated in 2020 - with walk-in pantry, quartz countertops complemented by full ceramic tile backsplash & stainless steel appliances including Bosch dishwasher & LG stove/convection oven. There's also a large laundry room with white Maytag washer & dryer with plenty of extra space as another pantry, storage or mudroom. The hardwood floors continue upstairs to the 2nd floor & 3 great-sized bedrooms; the primary bedroom has a walk-in closet & renovated ensuite with glass shower, quartz-topped vanity & jetted tub. The family bathroom has also been renovated with quartz counters & oversized glass shower. The walkout level - with cork floors, is finished with a 4th bedroom with 2 closets...1 a walk-in, bathroom with shower & games/rec room with granite-topped wet bar. Additional features & improvements include metal roof, stucco exterior (2014), new front door (2020) & security door (2023), new hot water tank & furnace (2022), roughed-in central vacuum system, large storage shed in the backyard, underground sprinkler system (front yard), landscaping/driveway/walkways (2021), programmable garden lighting & in 2017 the wi...

3pc Bathroom Measurements not available
Recreational, Games room 28.00 Ft x 18.00 Ft
Bedroom 10.75 Ft x 9.83 Ft
2pc Bathroom Measurements not available
Living room 16.83 Ft x 10.83 Ft
Dining room 16.83 Ft x 8.92 Ft

Family room 15.83 Ft x 15.75 Ft
Laundry room 8.42 Ft x 8.17 Ft
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Primary Bedroom 15.50 Ft x 12.00 Ft
Bedroom 13.17 Ft x 12.00 Ft

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Listing Presented By:



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Kitchen 11.83 Ft x 7.92 Ft

Bedroom 12.83 Ft x 10.17 Ft

Other 13.92 Ft x 8.58 Ft