



120 Edgebrook Road Calgary Alberta

\$729,900

****OPEN HOUSE: 1-4 PM SAT&SUN MAR 22&23,2025****LOCATION, LOCATION, LOCATION, Welcome to this beautifully maintained 2094 sq ft corner-lot south backyard home is full of charm and upgrades, offering 3+1 bedrooms, 3.5 bathrooms, a finished basement, and a double attached garage--all in the heart of sought-after Edgemont. Enjoy natural light all day, vaulted ceilings, central A/C, and a cozy sunken living room. The kitchen opens to a durable deck-finished patio, with space for a dog run and a greenhouse for your gardening dreams. Upstairs features a spacious primary suite with walk-in closet and ensuite, plus two more bedrooms and a 4-piece bath. The basement adds rec space, a bedroom, full bath, and a huge storage/workshop area. Poly B has been removed--offering peace of mind! Rarely wide back lane keeps you open space and privacy, no sidewalk for snow shave. Walk to parks and trails, including Nose Hill Park, and drive just 10 mins to schools and shopping, 20 mins to downtown. This gem combines comfort, convenience, and community--don't miss it! (id:6769)

Bedroom 11.50 Ft x 8.33 Ft
 3pc Bathroom 5.42 Ft x 5.67 Ft
 Family room 10.67 Ft x 15.58 Ft
 Other 3.50 Ft x 6.00 Ft
 Laundry room 7.33 Ft x 3.25 Ft
 2pc Bathroom 2.42 Ft x 4.92 Ft
 Living room 12.42 Ft x 18.50 Ft
 Breakfast 9.58 Ft x 7.25 Ft
 Kitchen 10.25 Ft x 10.92 Ft

Dining room 12.25 Ft x 11.00 Ft
 Other 5.00 Ft x 6.33 Ft
 Other 10.17 Ft x 13.00 Ft
 Bedroom 8.75 Ft x 8.75 Ft
 Bedroom 11.58 Ft x 8.83 Ft
 4pc Bathroom 4.92 Ft x 7.67 Ft
 Primary Bedroom 11.67 Ft x 15.25 Ft
 Other 6.00 Ft x 6.67 Ft
 3pc Bathroom 6.00 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:
 Homecare Realty Ltd.

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