



## 125 Edgebrook Road Calgary Alberta

\$818,000

This rare 1,785 sq. ft. bungalow in the highly sought-after community of Edgemont offers nearly 3,300 sq. ft. of total living space, an oversized double garage, and excellent curb appeal with its classic brick front exterior. The main level features a bright and inviting living room with a large bay window, formal dining area, and a spacious family room with custom built-ins and a cozy fireplace. The kitchen offers an abundance of cabinetry, center island, breakfast nook, and direct access to the sunny back deck—perfect for family gatherings and entertaining. There are three bedrooms on the main floor, including a generous primary suite with double closets and a private ensuite. Two additional bedrooms and a full bath complete this level. The fully developed lower level (1,493 sq. ft.) is designed for entertaining and extra living space. It includes a huge recreation room with a second fireplace, wet bar, full bath, laundry area, workshop, and multiple storage rooms. With its private walk-up access to the backyard, this level offers excellent potential for multi-generational living, a home business, or a future secondary suite (subject to city approval). The backyard is private and landscaped with mature trees and fruit trees, providing both shade and charm. Situated on a quiet street in Edgemont—close to schools, parks, walking paths, and all amenities—this home combines size, location, and potential, ready for your personal touches and upgrades. (id:6769)

Other 39.00 Ft x 11.00 Ft

Recreational, Games room 21.00 Ft x 15.67 Ft

Den 12.50 Ft x 12.00 Ft

Furnace 18.58 Ft x 13.00 Ft

Kitchen 10.75 Ft x 7.83 Ft

3pc Bathroom 10.33 Ft x 4.75 Ft

Living room 14.17 Ft x 13.00 Ft

Kitchen 14.00 Ft x 13.00 Ft

Dining room 13.00 Ft x 12.17 Ft

Family room 14.33 Ft x 13.00 Ft

Foyer 5.42 Ft x 5.25 Ft

Breakfast 10.50 Ft x 7.25 Ft

Laundry room 8.00 Ft x 5.25 Ft

Primary Bedroom 13.58 Ft x 11.58 Ft

Bedroom 10.42 Ft x 10.25 Ft

Primary Bedroom 11.00 Ft x 10.33 Ft

4pc Bathroom 9.00 Ft x 4.83 Ft

Other 23.50 Ft x 11.00 Ft

4pc Bathroom 10.00 Ft x 6.00 Ft

Listing Presented By:



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