

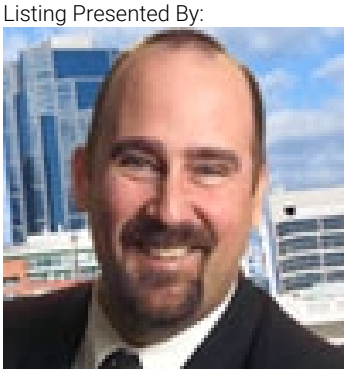
107 Edgebrook Circle Calgary Alberta

$1,175,000

Welcome to 107 Edgebrook Circle NW, a beautifully renovated walkout home offering over 3400 sq. ft. of total developed living space in the heart of sought-after Edgemont. Ideally positioned on a quiet loop directly across from a playground, this impressive five-bedroom home offers the space, updates and location perfectly suited to family living.Extensively renovated throughout, the home features hardwood flooring across the main and upper levels, custom cabinetry, updated bathrooms and appliances, central air conditioning, Hunter Douglas window coverings and smart home features including lighting, irrigation, thermostat and doorbell controls. At the heart of the main floor is a beautifully updated kitchen with a plenty of storage and an open layout that flows effortlessly into the surrounding living spaces, creating an ideal setting for both everyday life and entertaining.The upper level offers four spacious bedrooms, including a private primary retreat accessed through French doors and complete with a large walk-in closet and renovated ensuite with in-floor heating. A versatile loft provides additional space for a home office, study area or bonus room. Main-floor laundry is conveniently located in the mudroom just off the attached garage.Downstairs, the fully developed walkout basement adds exceptional versatility with a fifth bedroom featuring French doors, full bathroom, wet bar, expansive recreation area, dedicated gym space and additional storage. In-floor heating provides added comfort throughout the basement, while a second laundry area offers additional convenience and flexibility.The outdoor spaces are equally well cared for. The landscaped 5,295 sq. ft. lot features mature trees, underground irrigation, a welcoming front patio and a spacious rear deck with a BBQ gas line. The double attached garage is finished with epoxy flooring, providing a clean and f...

4pc Bathroom 8.08 Ft x 4.92 Ft
5pc Bathroom 10.50 Ft x 13.33 Ft
Bedroom 12.33 Ft x 10.92 Ft
Bedroom 8.58 Ft x 15.25 Ft
Primary Bedroom 17.00 Ft x 16.08 Ft
Other 8.08 Ft x 5.50 Ft
Other 14.92 Ft x 9.58 Ft
Recreational, Games room 25.33 Ft x 23.58 Ft
Storage 16.50 Ft x 3.83 Ft
Furnace 9.08 Ft x 9.08 Ft
2pc Bathroom 4.75 Ft x 5.08 Ft
Breakfast 12.25 Ft x 6.75 Ft

Listing Presented By:



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Den 10.33 Ft x 13.42 Ft

Bedroom 10.08 Ft x 11.75 Ft

4pc Bathroom 10.83 Ft x 11.50 Ft

Bedroom 12.50 Ft x 11.92 Ft

Dining room 11.08 Ft x 11.75 Ft

Family room 12.83 Ft x 16.75 Ft

Kitchen 12.25 Ft x 13.67 Ft