



76 Edgeland Road Calgary Alberta

\$719,000

Welcome to this beautifully maintained, custom-built bungalow tucked away on a quiet street in the highly coveted community of Edgemont. From the moment you step inside, the spacious front entry & striking curved staircase set the tone for a home that balances elegance with everyday comfort. The thoughtfully designed floor plan features a bright formal living room & dedicated dining area—perfect for entertaining family & friends. At the heart of the home, the updated kitchen offers newer cabinetry, a generous pantry, a central island, & a cozy breakfast nook that seamlessly opens into the inviting family room, complete with a charming brick-facing fireplace. The main floor also boasts a generous primary retreat with a private 3-piece ensuite & three closets, along with two additional well-sized bedrooms & a full bath. Downstairs, the fully finished basement expands your living space with an open rec/games room (pool table included!), a second fireplace, wet bar, den/office, a&nd plenty of storage. Step outside to your private backyard oasis—beautifully landscaped with lush garden beds, a large deck for summer gatherings, & a durable metal fence. Notable updates include: a new hot water tank (2025), brand-new basement carpet (2019), hardwood in the main floor hallway, newer shingles & skylight (approx. 12 years), a new garage door, & a double attached garage. With its spacious layout, timeless character, & prime location in a mature, family-friendly neighbourhood with top-rated schools, amenities, & green spaces just steps away, this home truly has it all. (id:6769)

Recreational, Games room 41.00 Ft x 37.67 Ft

4pc Bathroom Measurements not available

Kitchen 14.42 Ft x 13.42 Ft

Family room 11.67 Ft x 11.58 Ft

Dining room 15.33 Ft x 10.58 Ft

Living room 16.00 Ft x 13.00 Ft

Primary Bedroom 19.17 Ft x 15.92 Ft

Bedroom 11.25 Ft x 8.83 Ft

Bedroom 11.17 Ft x 8.83 Ft

Laundry room 8.17 Ft x 5.75 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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