

\$800,000 - 76 Edgeland Road Nw, Calgary

MLS® #A2252648

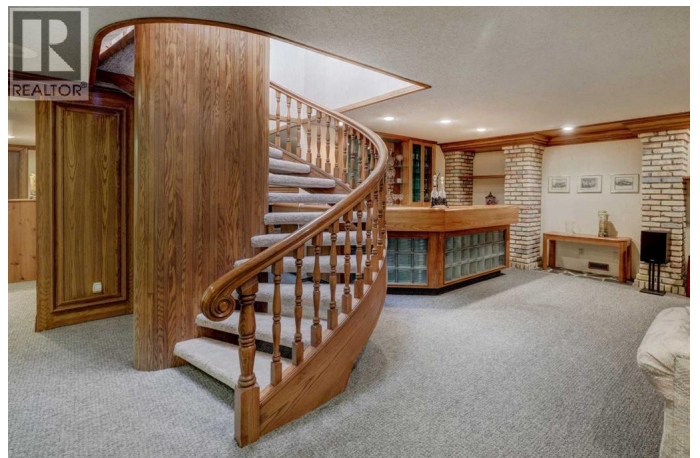
\$800,000

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Single Family on 0.14 Acres

Edgemont, Calgary, Alberta

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:6289)

Built in 1983

Essential Information

Listing #	A2252648
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,825
Acres	0.14
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	76 Edgeland Road Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	T3A2Y4

Amenities

Amenities	Playground, Schools, Shopping
Features	Wet bar
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Wood siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
----------------	--------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 5:46pm PDT