

# \$779,900 - 125 Edgebrook Road Nw, Calgary

MLS® #A2252983

**\$779,900**

3 Bedroom, 3.00 Bathroom, 1,785 sqft

Single Family on 0.13 Acres

Edgemont, Calgary, Alberta

Open House Sat Sept 27, 1-3pm: 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:6289)

Built in 1988

**Essential Information**

Listing #	A2252983
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,785
Acres	0.13
Year Built	1988
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	125 Edgebrook Road Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	T3A4N3

**Amenities**

Amenities	Shopping
Parking Spaces	2
Parking	Attached Garage, Oversize
# of Garages	2

**Interior**

Appliances	Washer, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk-up

**Exterior**

Exterior	Brick, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

**Listing Details**

Listing Office            2% Realty



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