

\$799,000 - 307 Edgebrook Park Nw, Calgary

MLS® #A2256021

\$799,000

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Single Family on 0.12 Acres

Edgemont, Calgary, Alberta

Beautifully maintained two-storey walk-out home located in the desirable community of Edgemont, just minutes from Edgemont Elementary School and convenient shopping amenities. This fully developed property features hardwood flooring throughout the main level and a bright, open layout. The main floor includes a spacious living room with soaring 16-foot ceilings, a functional kitchen with a walk-in pantry and bayed breakfast nook, a formal dining area, laundry room, and a convenient half bath. Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement offers additional living space with a large family room, recreation area, a fourth bedroom, and another full bathroom—perfect for guests or extended family. The double attached garage is fully insulated and drywalled. The backyard is thoughtfully designed with three tiers: an upper lawn area, a middle level with concrete paving, and a lower gravel section—ideal for low-maintenance living. Prime location close to scenic ravine pathways, parks, and top-rated schools. A fantastic opportunity in a vibrant, family-friendly neighborhood! (id:6289)

Built in 1996

Essential Information



Listing #	A2256021
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,818
Acres	0.12
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	307 Edgebrook Park Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	t3a5t4

Amenities

Amenities	Playground, Schools
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete

Foundation

Poured Concrete

Listing Details

Listing Office

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