

# \$799,900 - 108 Edgebrook Rise Nw, Calgary

MLS® #A2220095

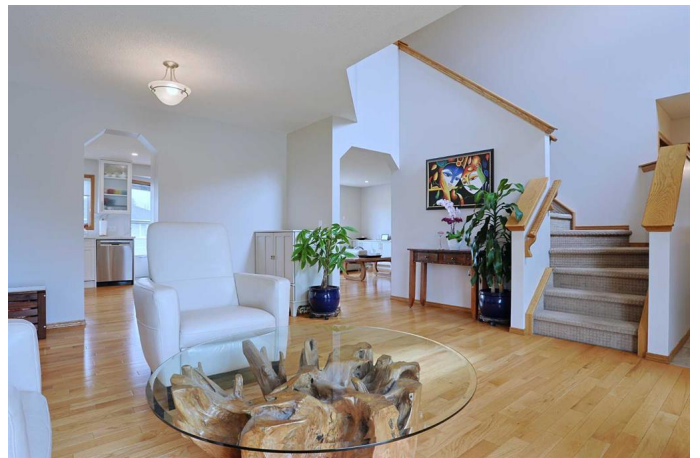
**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Ready & waiting for a new family to make it their own is this lovely two storey walkout from Cardel Homes, facing South across from the sports fields & baseball diamonds in the highly-desirable community of Edgemont. Offering a total of 4 bedrooms & a host of improvements, this bright & sunny home enjoys beautiful hardwood floors & central air, renovated kitchen with quartz counters, finished walkout with cork floors & wide open views of the surrounding neighbourhood. Drenched in warm natural light, youâ€™ll love the seamless flow of the main floor with its open concept living/dining room & South-facing windows, expansive family room with fireplace & built-in quartz-topped cabinets, dining nook with access onto the backyard balcony & sleek white kitchen â€“ renovated in 2020 â€“ with walk-in pantry, quartz countertops complemented by full ceramic tile backsplash & stainless steel appliances including Bosch dishwasher & LG stove/convection oven. Thereâ€™s also a large laundry room with white Maytag washer & dryer with plenty of extra space as another pantry, storage or mudroom. The hardwood floors continue upstairs to the 2nd floor & 3 great-sized bedrooms; the primary bedroom has a walk-in closet & renovated ensuite with glass shower, quartz-topped vanity & jetted tub. The family bathroom has also been renovated with quartz counters & oversized glass shower. The walkout level â€“ with cork floors, is finished with a 4th bedroom with 2



closetsâ€”1 a walk-in, bathroom with shower & games/rec room with granite-topped wet bar. Additional features & improvements include metal roof, stucco exterior (2014), new front door (2020) & security door (2023), new hot water tank & furnace (2022), roughed-in central vacuum system, large storage shed in the backyard, underground sprinkler system (front yard), landscaping/driveway/walkways (2021), programmable garden lighting & in 2017 the window glass was replaced in the 3 upstairs bedrooms/living room/family room/master ensuite/kitchen (2). Prime location within walking distance to bus stops & playgrounds, close to neighbourhood schools & shopping, & with its quick easy access to Shaganappi Trail & Country Hills Blvd, youâ€™re only minutes to major retail centers & hospitals, LRT, University of Calgary & downtown.

Built in 1994

**Essential Information**

MLS® #	A2220095
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	108 Edgebrook Rise Nw
Subdivision	Edgemont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Tub, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Underground Sprinklers, Views
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 18th, 2025
Days on Market	46
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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