

# \$825,000 - 76 Edgeland Road Nw, Calgary

MLS® #A2227821

**\$825,000**

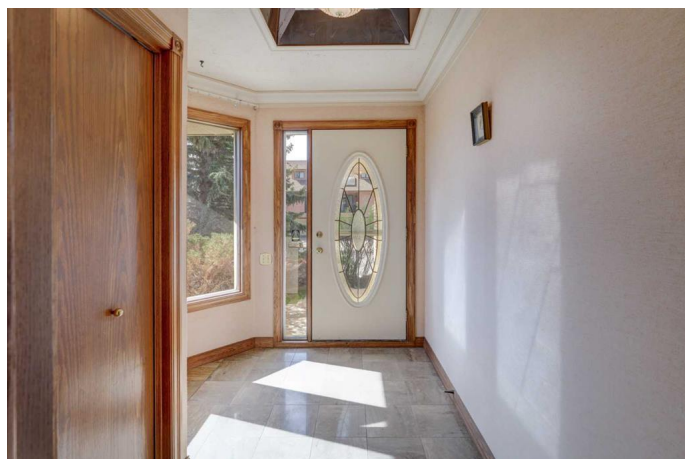
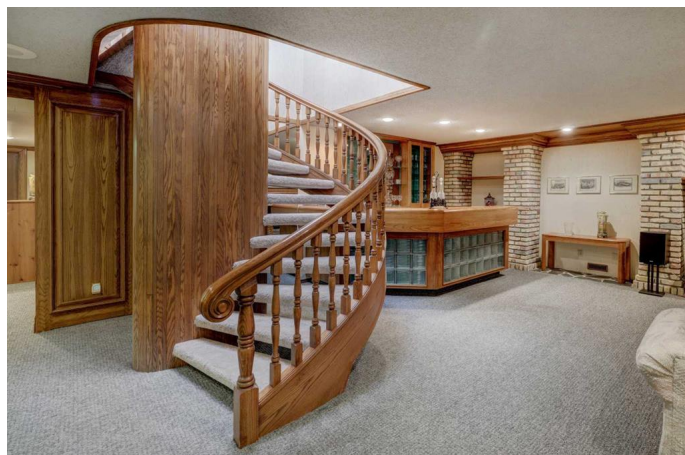
3 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

This beautifully maintained & thoughtfully designed custom-built bungalow sits on a quiet street in the highly sought-after community of Edgemont. A spacious front entry opens to a striking curved staircase, this home offers both elegance & functionality. The formal floor plan includes a spacious living room & dedicated dining room-ideal for hosting. The large kitchen boasts an island, generous pantry, newer cabinetry, laminate countertops & a cozy eating nook that flows into the inviting family room with a brick-facing fireplace. The main level features a spacious primary bedroom with a private 3-piece ensuite & 3 closets, along with two additional well-sized bedrooms & a full bath. Downstairs, the fully finished basement is open & versatile, with a large rec/games room (pool table included), a second fireplace, wet bar, a den/office, & plenty of storage. Step outside to a beautifully landscaped backyard oasis complete with a large deck, lush garden beds, & a metal fence. Additional features & updates include: new hot water tank (2025), all new basement carpet (2019), hardwood in the main floor hallway, shingles & skylight (approx 12 years old), new garage door, & a double attached garage. This home offers space, character, & comfort—all in a mature, family-friendly neighbourhood with excellent amenities, schools, & green spaces nearby.

Built in 1983



## Essential Information

MLS® #	A2227821
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,825
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	76 Edgeland Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Storage, Laminate Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	76
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.