

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

MLS® #A2227821

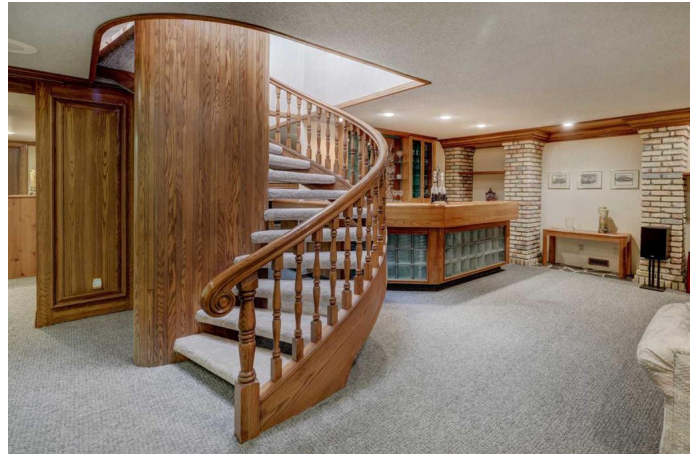
**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,825 sqft  
Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Public Open House - Saturday June 14th 2:00 - 4:00 pm. 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, Laminate Counters, Storage, Wet Bar   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| 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 | 13             |
| Zoning         | R-CG           |

**Listing Details**

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

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