



GRASSROOTS
REALTY GROUP

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59 Edgebrook Circle NW
Calgary, Alberta

MLS # A2304775



\$820,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,427 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, Separate Entrance, Skylight(s)		

Inclusions: piano, pellet stove fireplace in walkout, garage cabinets & workbench

Walkout Bungalow in Edgemont with a Legal Secondary Suite! Welcome to this well-maintained, custom-built walkout bungalow, ideally situated on a quiet crescent in the highly desirable community of Edgemont. Offering over 2,700 sq. ft. of developed living space, this 5-bedroom home provides exceptional flexibility for families or multi-generational living. The bright main floor features extensive hardwood flooring, a formal living and dining area with bay windows, and elegant French doors. The spacious oak kitchen, complete with a central island, flows into a sun-filled breakfast nook with direct access to a south-facing balcony—perfect for enjoying your morning coffee. This level includes two bedrooms, highlighted by a generous primary suite featuring a walk-in closet and a jetted tub ensuite. The fully developed walkout basement is a legal suite, boasting 9-ft ceilings, in-floor heating, three additional bedrooms, a large living/recreation area with a pellet stove, a kitchen, and separate laundry—an excellent mortgage helper or private guest space. Set on a pie-shaped lot, the backyard offers a perfect blend of functionality and outdoor enjoyment with garden beds, a brick patio, and a playhouse. Additional Features: New Roof (2024), All Poly-B Replaced (2021), Oversized 24' x 24' double garage, Water filtration & underground sprinkler systems. Conveniently located just minutes from Nose Hill Park, top-rated schools, shopping, and transit. A rare opportunity to own a walkout bungalow with incredible income potential in one of NW Calgary's most established communities!