



**109 Edgebrook Gardens NW  
Calgary, Alberta**

**MLS # A2320721**



**\$717,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Edgemont   |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | 1 and Half Storey                                      |               |                   |
| <b>Size:</b>     | 1,450 sq.ft.   | <b>Age:</b>   | 1991 (35 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                 |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Landscaped, No Neighbours Behind |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Baseboard, In Floor, Fireplace(s), Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** Another set of stove , fridge , washer and dryer on the basement

Welcome to this unique bi-level bungalow, ideally situated on a quiet U-shaped street with only nine homes, offering a peaceful and private setting. The spacious main floor features approximately 1,450 sq. ft. of living space, including 3 bedrooms, 2 full 3-piece bathrooms, and convenient main-floor laundry located within the primary bedroom suite. The fully developed basement offers exceptional additional living space with large bi-level windows that provide an abundance of natural light. This level includes 2 generously sized bedrooms, a spacious family room with an electric fireplace, high ceilings, a full kitchen, and a separate laundry area. With its functional layout, bright lower level, and versatile living spaces, this property presents an excellent opportunity for large families, multi-generational living, or those seeking additional room to accommodate their lifestyle. Located in a quiet, low-traffic neighborhood, this home combines comfort, space, and convenience.