



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Edgebrook Circle NW
Calgary, Alberta

MLS # A2321548



\$1,225,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, See Remarks, T		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Basement Microwave, Basement Fan		

Welcome to 107 Edgebrook Circle NW, an extensively renovated family home offering over 3500 sq. ft. of developed living space in one of Calgary's most sought-after northwest communities. Situated on a quiet loop directly across from a playground, this exceptional walkout home combines timeless design, modern upgrades and an unbeatable location for growing families. The thoughtfully updated interior features hardwood flooring throughout the main and upper levels, custom cabinetry, renovated bathrooms, updated appliances, central air conditioning and smart home functionality including lighting, irrigation, thermostat and doorbell controls. The heart of the home is a beautifully renovated kitchen complete with an island, pantry and an open layout designed for everyday family living and entertaining. Upstairs, you'll find four spacious bedrooms, including a stunning primary retreat accessed through French doors, featuring a renovated ensuite with in-floor heating and a large walk-in closet. A versatile loft area provides the perfect space for a home office, study area or bonus room. The convenience of main-level laundry located within the mudroom adds to the home's thoughtful design. The fully developed walkout basement expands the living space with a fifth bedroom featuring French doors, a full bathroom, wet bar, large recreation area, dedicated gym space and an additional storage room. In-floor heating throughout the basement provides exceptional comfort year-round, while a second laundry area adds flexibility for busy families or multi-generational living. Outside, the beautifully landscaped 5,295 sq. ft. lot showcases mature trees, underground irrigation, a front patio, and a spacious rear deck complete with a BBQ gas line. The double attached garage features epoxy flooring, creating a polished and functional space for vehicles, storage and hobbies.

Recent major improvements completed within the past decade include extensive cosmetic renovations (kitchen, all bathrooms, flooring throughout, light fixtures and so forth), central air conditioning, Hunter Douglas window coverings, appliances, allowing buyers to move in with confidence. Edgemont continues to be one of Calgary's most desirable family communities, offering highly regarded schools including Edgemont School, Tom Baines School and Sir Winston Churchill High School, extensive pathway networks, parks, playgrounds and convenient access to Nose Hill Park. Shopping, restaurants, recreation facilities and major commuter routes including Shaganappi Trail, John Laurie Boulevard and Stoney Trail are all just minutes away. This is a rare opportunity to own a beautifully updated walkout family home in an exceptional location.