



GRASSROOTS
REALTY GROUP

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51 Edgebrook Circle NW
Calgary, Alberta

MLS # A2350663



\$750,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,642 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Covered, Double Garage Attached, Enclosed, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, Private, Rectangu		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed in Backyard, Wall Mounted Shelving, Garage Workbench and Storage Solutions		

WOW! Welcome to the prestigious community of Edgemont, NW Calgary! This mint condition, original-owner bungalow was custom built by Cardel Homes and offers 1,642 sq. ft. of main floor living, and a 1,542 sq. ft. fully developed walkout basement! The main floor features soaring high vaulted ceilings, two large bedrooms, two full bathrooms, oak kitchen with some newer stainless steel appliances, breakfast nook, formal dining, family room, living room, and convenient laundry room (with a sink and cabinetry). The fully finished walkout basement has 9 foot tall ceilings, with direct access to the south-facing backyard, and offers two additional bedrooms, a living room with natural gas fireplace, den, flex room, full bathroom, and storage. Outdoor living here is exceptional, with a wooden deck accessible off the main level, and a lower patio accessible from the walkout basement. The fully fenced, private, sunny, south-facing backyard is beautifully landscaped and features mature trees, and includes a shed for additional storage. The double attached garage is drywalled/insulated/painted and includes a workbench and storage solutions, and the front driveway offers additional parking for full size vehicles. Other noteworthy upgrades/improvements here include asphalt roof shingles installed in 2025, newer washer and dryer, newer hot water tank (2013), and central vacuum system. Close to all amenities - this one is truly a must-see!