



GRASSROOTS
REALTY GROUP

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76 Edgeland Road NW
Calgary, Alberta

MLS # A2227821



\$825,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,825 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Storage, Wet Bar		

Inclusions: Bar Glassware, Pool Table & Accessories, Electric Fireplace, Central Vac As Is, Gas BBQ As Is

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.