



**GRASSROOTS**  
REALTY GROUP

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**76 Edgeland Road NW**  
**Calgary, Alberta**

**MLS # A2227821**



**\$825,000**

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

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

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

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.