



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

108 Edgebrook Rise NW
Calgary, Alberta

MLS # A2242607



\$769,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Alarm system hardware, basement fridge, garage shelves, storage shed, bidet attachment, shelving in furnace room, BBQ on balcony, garden lighting

****OPEN HOUSE: Sat July 26, 2025. 2pm to 4pm.**** Available for quick possession & ready & waiting for a new family to make it their own is this lovely two storey walkout from Cardel Homes, facing South across from the sports fields & baseball diamonds in the highly-desirable community of Edgemont. Offering a total of 4 bedrooms & a host of improvements, this bright & sunny home enjoys beautiful hardwood floors & central air, renovated kitchen with quartz counters, finished walkout with cork floors & wide open views of the surrounding neighbourhood. Drenched in warm natural light, you'll love the seamless flow of the main floor with its open concept living/dining room & South-facing windows, expansive family room with fireplace & built-in quartz-topped cabinets, dining nook with access onto the backyard balcony & sleek white kitchen & renovated in 2020 & with walk-in pantry, quartz countertops complemented by full ceramic tile backsplash & stainless steel appliances including Bosch dishwasher & LG stove/convection oven. There's also a large laundry room with white Maytag washer & dryer with plenty of extra space as another pantry, storage or mudroom. The hardwood floors continue upstairs to the 2nd floor & 3 great-sized bedrooms; the primary bedroom has a walk-in closet & renovated ensuite with glass shower, quartz-topped vanity & jetted tub. The family bathroom has also been renovated with quartz counters & oversized glass shower. The walkout level & with cork floors, is finished with a 4th bedroom with 2 closets & 1 a walk-in, bathroom with shower & games/rec room with granite-topped wet bar. Additional features & improvements include metal roof, stucco exterior (2014), new front door (2020) & security door (2023), new hot water tank & furnace (2022), roughed-in central vacuum

system, large storage shed in the backyard, underground sprinkler system (front yard), landscaping/driveway/walkways (2021), programmable garden lighting & in 2017 the window glass was replaced in the 3 upstairs bedrooms/living room/family room/master ensuite/kitchen (2). Prime location within walking distance to bus stops & playgrounds, close to neighbourhood schools & shopping, & with its quick easy access to Shaganappi Trail & Country Hills Blvd, you're only minutes to major retail centers & hospitals, LRT, University of Calgary & downtown.