

76 Edgeland Road NW
Calgary, Alberta

MLS # A2227821



\$825,000

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|------------------|------------------------|---------------|-------------------|
| 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 |
| Floors: | Carpet, Hardwood, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Brick, Wood Siding |
| Foundation: | Poured Concrete |
| Features: | Kitchen Island, Laminate Counters, Storage, Wet Bar |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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.