

76 Edgeland Road NW  
Calgary, Alberta

MLS # A2252648



**\$800,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <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

Welcome to this beautifully maintained, custom-built bungalow tucked away on a quiet street in the highly coveted community of Edgemont. From the moment you step inside, the spacious front entry & striking curved staircase set the tone for a home that balances elegance with everyday comfort. The thoughtfully designed floor plan features a bright formal living room & dedicated dining area—perfect for entertaining family & friends. At the heart of the home, the updated kitchen offers newer cabinetry, a generous pantry, a central island, & a cozy breakfast nook that seamlessly opens into the inviting family room, complete with a charming brick-facing fireplace. The main floor also boasts a generous primary retreat with a private 3-piece ensuite & three closets, along with two additional well-sized bedrooms & a full bath. Downstairs, the fully finished basement expands your living space with an open rec/games room (pool table included!), a second fireplace, wet bar, den/office, and plenty of storage. Step outside to your private backyard oasis—beautifully landscaped with lush garden beds, a large deck for summer gatherings, & a durable metal fence. Notable updates include: a new hot water tank (2025), brand-new basement carpet (2019), hardwood in the main floor hallway, newer shingles & skylight (approx. 12 years), a new garage door, & a double attached garage. With its spacious layout, timeless character, & prime location in a mature, family-friendly neighbourhood with top-rated schools, amenities, & green spaces just steps away, this home truly has it all.