

# \$799,900 - 108 Edgebrook Rise Nw, Calgary

MLS® #A2220095

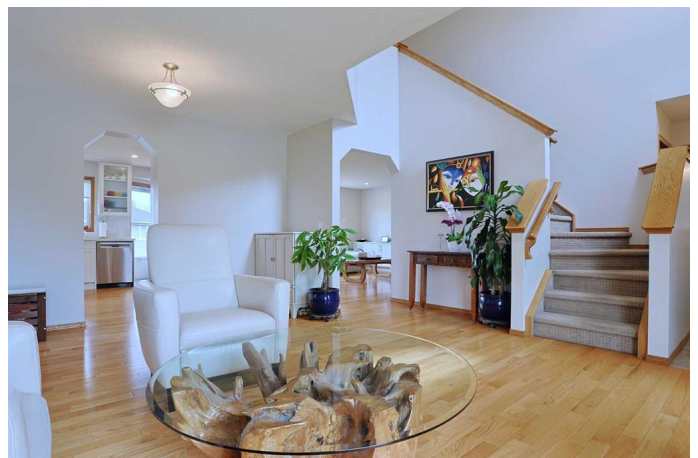
**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

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, youâ€™re only minutes to major retail centers & hospitals, LRT, University of Calgary & downtown.

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220095    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,861       |
| Acres          | 0.12        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 108 Edgebrook Rise Nw |
| Subdivision | Edgemont              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 5A1 |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Jetted Tub, Low Flow Plumbing Fixtures, Wet Bar                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas, Family Room, Tile                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                           |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Storage                                                                  |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Views, Rectangular Lot, Underground Sprinklers |
| Roof              | Metal                                                                                     |
| Construction      | Wood Frame, Stucco                                                                        |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 30             |
| Zoning         | R-CG           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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