



THE
A-TEAM

**RE/MAX
FIRST**

215 EDGEBROOK Circle, Calgary T3A 5A2

MLS®#: **A2163321** Area: **Edgemont** Listing Date: **09/05/24** List Price: **\$978,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **9,095 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,479**
 Low Sqft:
 Ttl Sqft: **2,479**

DOM

13
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Dog Run Fenced In,Landscaped,Pie Shaped Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Lighting,Playground,Private Yard,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,French Door,Jetted Tub,Kitchen Island,Laminate Counters,Pantry,Skylight(s),Storage,Walk-In Closet(s),Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	12`5" x 5`1"
Dining Room	Main	10`5" x 14`1"
Breakfast Nook	Main	11`7" x 10`0"
Den	Main	10`4" x 8`10"
Laundry	Main	8`6" x 8`4"
Walk-In Closet	Second	6`5" x 6`7"
Bedroom	Second	11`11" x 14`1"

Room	Level	Dimensions
Living Room	Main	13`5" x 10`11"
Family Room	Main	15`8" x 13`0"
Kitchen	Main	10`8" x 13`1"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Second	17`2" x 13`5"
4pc Ensuite bath	Second	12`9" x 9`9"
Bedroom	Second	10`1" x 12`2"

4pc Bathroom
Game Room
Furnace/Utility Room
3pc Bathroom

Second
Lower
Lower
Lower

8`4" x 7`7"
31`9" x 13`0"
15`11" x 8`0"
8`3" x 6`9"

Bedroom
Flex Space
Bedroom
Storage

Second
Lower
Lower
Lower

12`3" x 13`1"
16`1" x 10`7"
15`5" x 12`11"
8`5" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9210430

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your forever family home in the heart of Edgemont, one of Calgary's most sought-after communities. Nestled on one of the largest PIE-SHAPED lots in the neighbourhood, this 2-storey, 5-bedroom home boasts over 3,500 square feet of fully developed living space and offers a sanctuary for families at every stage. As you step into this home, you're greeted by the warmth of OAK HARDWOOD floors, mosaic tile accents, and a bright, open-concept layout designed for both daily living and entertaining. The main floor flows effortlessly from the formal dining and living rooms to the cozy family room with a WOOD-BURNING FIREPLACE — a perfect spot to gather on winter nights. French doors lead to a private home office, offering the ideal work-from-home setup. The heart of this home is its spacious kitchen, complete with a LARGE ISLAND, stainless steel appliances, and oak cabinetry with ample storage in the CORNER PANTRY. The breakfast nook overlooks your beautifully landscaped backyard, where mature trees, a fishpond, a play structure, DOG RUN and a perennial garden create a peaceful retreat. Step outside onto the expansive deck and enjoy your SOUTH-FACING YARD, which backs onto a tranquil green space and pathway system, perfect for outdoor activities. Upstairs, four generously sized bedrooms provide room to grow. The primary suite is a true escape, featuring a walk-in closet, a luxurious 4-piece ensuite with a 6-foot Jacuzzi tub, a separate shower and a SKYLIGHT. There are three additional bedrooms, two of which offer built-in oak desks with shelving, making them ideal for study spaces or creative projects. The FULLY FINISHED WALKOUT BASEMENT offers even more living space, including an oversized games room, a 5th bedroom with double French doors, a 3-piece bath, and access to a brick patio. Whether you're hosting gatherings or enjoying quiet family time, this space is designed for versatility and comfort. Situated in a quiet, family-friendly neighbourhood, this home is surrounded by quality schools, wonderful greenspaces and a pathway network, and has been lovingly maintained by the same family for 18 years. With its prime location, thoughtful layout, and incredible outdoor space, this property is more than just a house—it's a place to create memories for years to come. Come see why this Edgemont gem is the perfect place to call home!

Inclusions:
Property Listed By:

Garage work bench, mechanical room shelving. Included as-is: playground structure, shed, central vacuum system and garage heater.
Boswell Krieger Management & Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











