



THE
A-TEAM

**RE/MAX
FIRST**

129 EDGEBROOK Gardens, Calgary T3A4Z8

MLS®#: **A2197402**

Area: **Edgemont**

Listing Date: **03/04/25**

List Price: **\$1,158,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **2,485**
Low Sqft:
Ttl Sqft: **2,485**

Lot Information

Lot Sz Ar: **5,296 sqft**
Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Other,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Skylight(s),Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	17`1" x 14`8"	Bedroom	Second	10`2" x 9`9"
Bedroom	Second	12`5" x 11`9"	Bedroom	Second	10`11" x 10`5"
Bedroom	Basement	15`4" x 12`9"	Living Room	Main	14`1" x 10`11"
Dining Room	Main	12`1" x 10`3"	Kitchen	Main	15`3" x 12`11"
Family Room	Main	15`0" x 12`11"	Office	Main	10`5" x 8`11"
2pc Bathroom	Main	4`11" x 4`11"	5pc Ensuite bath	Second	14`5" x 10`1"

5pc Bathroom
Family Room
Nook

Main
Basement
Main

7`8" x 7`4"
23`1" x 12`0"
8`2" x 5`6"

4pc Bathroom
Laundry

Basement
Main

8`3" x 6`7"
8`3" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9112584

Zoning:
R-CG

Remarks

Pub Rmks:

An exquisite blend of high-end craftsmanship, modern design, and premium upgrades, this fully renovated luxury home in Edgemont redefines quality living with around 3,600 sq. ft. of meticulously designed space. Unlike quick renovations done for resale, this home underwent a top-tier \$250,000 renovation in 2019—an investment that would require significantly more in today's market to replicate with the same precision and attention to detail. At the heart of the home is a custom-designed chef's kitchen, a true statement of elegance and functionality. It features Italian-style cabinetry with precision pull-outs and built-ins, a massive 10' quartz island with storage on three sides, and a premium Bosch appliance package, including a dual wall and steam oven, Bosch cooktop, Futuro hood fan, twin-cooling fridge, and a beautifully upgraded subway tile backsplash. The spa-inspired bathrooms offer heated tile floors, custom vanities, and high-end fixtures, ensuring every space exudes luxury and comfort. A comprehensive interior transformation includes updated flooring, doors, lighting, and a sophisticated modern palette, creating an ambiance of timeless elegance. Designed for both style and functionality, the home features a grand open-to-below foyer, filling the space with natural light and an airy sense of openness. The upper level offers four well-appointed bedrooms, including a spacious primary suite with a luxury ensuite, ensuring privacy and comfort for the entire family. The main floor boasts a versatile office or formal dining room, perfectly suited for work or entertaining. Expansive open-concept living areas provide the ideal setting for gatherings, seamlessly blending modern convenience with everyday comfort. The basement is a dream for audiophiles and home theatre enthusiasts, uniquely designed with soundproof sand under the carpet for superior acoustics and rough-in wiring for a full surround sound system. Thoughtful enhancements include removing the riser for a more open layout, adding a wall behind the theatre setup for improved acoustics, and a removable projector/screen option, allowing flexibility for a TV of your choice. The lower-level bathroom has also been updated with luxury cabinetry and fresh paint, maintaining the home's cohesive high-end aesthetic. Step outside to enjoy an open deck area and second concrete patio, extending the living space into a private, low-maintenance, fenced sloped yard, perfect for pets and children to explore. Nestled on a quiet cul-de-sac, this home offers peace, privacy, and ample extra parking spots conveniently available at the front door and along the landscaped greenbelt across the street, while being just 18 minutes from downtown with quick access to parks, ravines, major roadways, and the mountains. Homes with this level of high-end renovation and design are not frequently available in this community. Schedule your showing today!

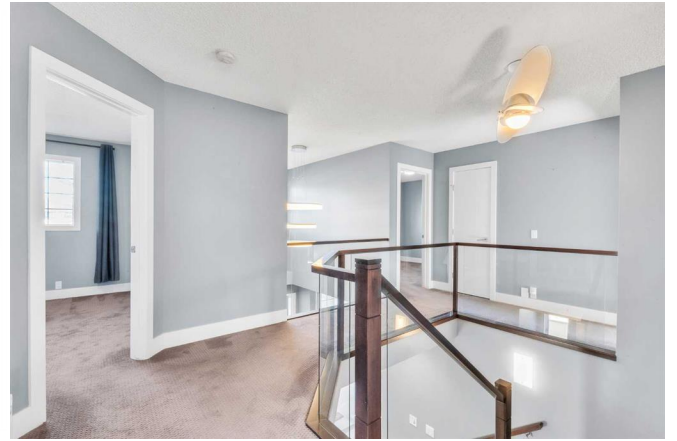
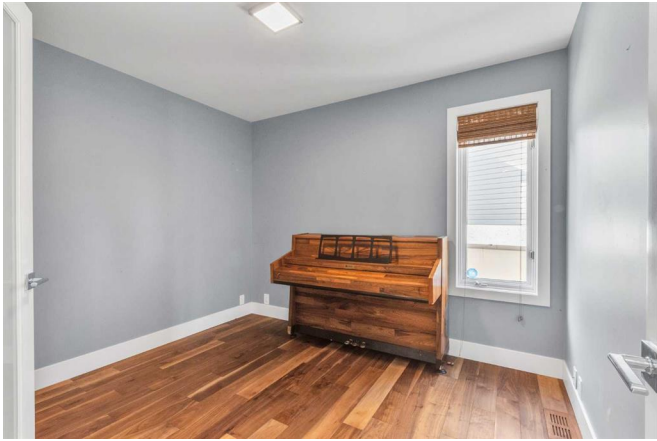
Inclusions:
Property Listed By:

**34" Cinema Scope Projector & HD Movie Screen included, no sound equipment or speakers. All additional goods included will be "as is" condition.
First Place Realty**

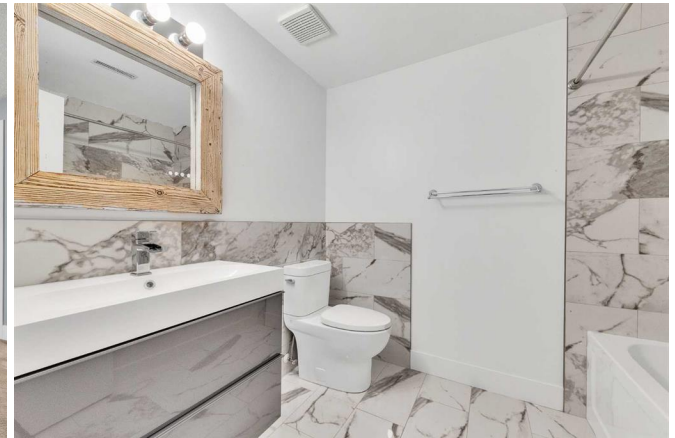
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Basement Total Interior Area 1110 sq ft



