

# \$1,099,000 - 296 Edgebrook Park Nw, Calgary

MLS® #A2220734

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,656 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Open House May 24 & 25, Sat & Sun 1:00-4:00pm. FANTASTIC TWO STOREY featuring a 4 bedrooms, 3.5 bathrooms FULLY DEVELOPED basement with a Fantastic view in Edgemont! Spacious entrance with hardwood floor on the main level. Bright & open floor plan. This home boasts numerous standout features including wrought iron railings, flat ceilings on the main floor, and a sunroom addition that opens onto a professionally landscaped backyard retreat. Upon entering, you're greeted by a striking circular staircase and an elegant formal living and dining room with rich hardwood flooring. A spacious main floor den with in-floor heating offers the perfect work-from-home setup, and a convenient laundry/mudroom is also located on the main level. The family room impresses with cathedral ceilings, custom built-in bookcases, a cozy gas fireplace, and floor-to-ceiling windows that flood the space with natural light and provide serene views of the private, mature southeast-facing backyard. The open-concept kitchen has been tastefully modernized with quartz countertops, an oversized island, a new dishwasher (2022), and stainless steel appliances, including a large gas rangeâ€”making it an ideal hub for entertaining. It flows seamlessly into both the family room and the stunning vaulted sunroom or breakfast nook, which features in-floor heating, an oversized fireplace, and an abundance of natural light. Sliding French patio doors lead to a large composite deck



with pergola, creating the perfect blend of indoor and outdoor living. Upstairs, the massive primary suite includes a sitting area and a duradek-covered Romeo & Juliet balcony. A walk-in closet and a 5-piece ensuite complete this luxurious retreat. Two additional spacious bedrooms easily accommodate a bed and desk, with plenty of room to spare. The fully finished basement offers even more living space, including a media room with surround sound speakers, a wet bar, a fourth bedroom with a Jack & Jill bathroom, a second office/den, a secondary laundry area, and an expansive storage room. This exceptional home is perfect for the modern family, offering space, function, and style in one of Calgary's most desirable communities. Don't miss your chance to schedule your private showing today!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220734    |
| Price          | \$1,099,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,656       |
| Acres          | 0.14        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 296 Edgebrook Park Nw |
| Subdivision | Edgemont              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 5T7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double V<br>Kitchen Island, No Animal F<br>Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage<br>Hood, Refrigerator, Washer, V                    |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 2                                                                             |
| Fireplaces        | Family Room, Gas, Living Room, Stone                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

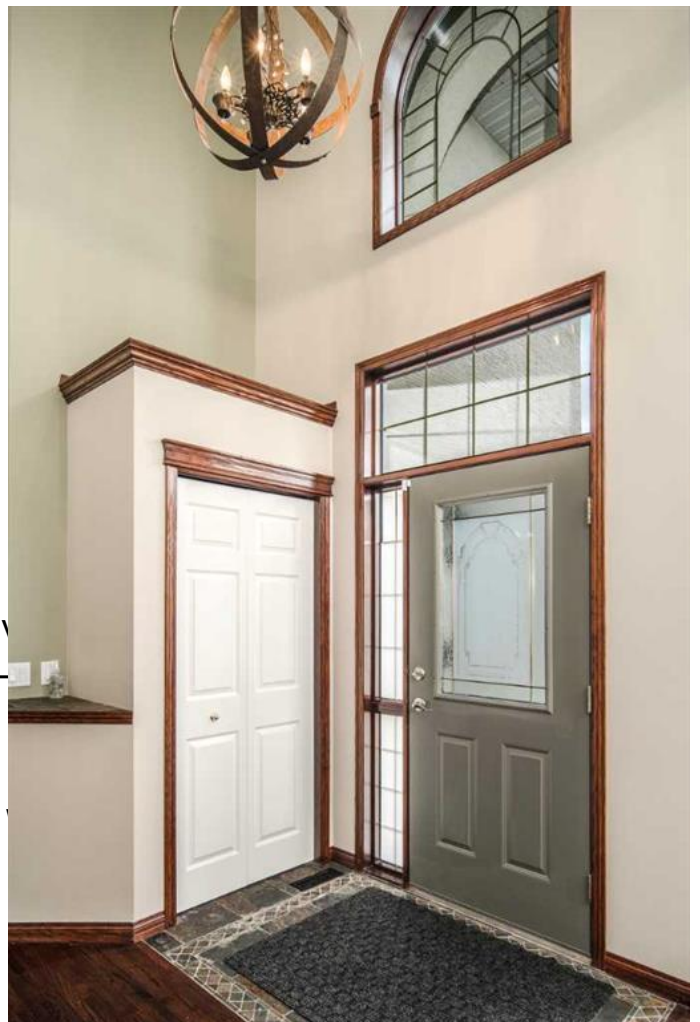
|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Low<br>Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Stucco, Wood Frame                                                                                                            |
| Foundation        | Poured Concrete                                                                                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.