# \$799,000 - 307 Edgebrook Park Nw, Calgary

MLS® #A2256021

## \$799,000

4 Bedroom, 4.00 Bathroom, 1,818 sqft Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Beautifully maintained two-storey walk-out home located in the desirable community of Edgemont, just minutes from Edgemont Elementary School and convenient shopping amenities.

This fully developed property features hardwood flooring throughout the main level and a bright, open layout. The main floor includes a spacious living room with soaring 16-foot ceilings, a functional kitchen with a walk-in pantry and bayed breakfast nook, a formal dining area, laundry room, and a convenient half bath.

Upstairs, you'II find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement offers additional living space with a large family room, recreation area, a fourth bedroom, and another full bathroomâ€"perfect for guests or extended family.

The double attached garage is fully insulated and drywalled. The backyard is thoughtfully designed with three tiers: an upper lawn area, a middle level with concrete paving, and a lower gravel sectionâ€"ideal for low-maintenance living.

Prime location close to scenic ravine pathways, parks, and top-rated schools. A fantastic opportunity in a vibrant, family-friendly neighborhood!







#### **Essential Information**

MLS® # A2256021 Price \$799,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,818
Acres 0.12
Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 307 Edgebrook Park Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code t3a 5t4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Separate Entrance

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Private, Views
Roof Asphalt Shingle
Construction Concrete, Stucco
Foundation Poured Concrete

## **Additional Information**

Date Listed September 11th, 2025

Days on Market 37

Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Company

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