

\$719,900 - 87 Edgebrook Way Nw, Calgary

MLS® #A2270360

\$719,900

4 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

JUST LISTED in Edgemont! QUIET STREET LOCATION and SHORT 7 MINUTE WALK TO NOSE HILL PARK! 4 bedroom, 3 bathroom, 2 storey situated on a LARGE PRIVATE LOT!

The double attached garage is long enough to fit 2 full sized trucks. Short walking distance to Edgemont public school! Fantastic floor plan with VAULTED CEILING LIVING ROOM, HARDWOOD FLOORING, formal dining area, VAULTED CEILING KITCHEN with OVERSIZED PANTRY, eating nook, and family room with wood burning fireplace and WET BAR area. PRIVATE PATIO and LARGE SUNNY SE BACKYARD for the kids to play. The WIDE STAIRCASE leads to the upper level where youâ€™ll find 3 LARGE BEDROOMS including the HUGE PRIMARY BEDROOM with 3 PCE ensuite, TILED STANDING SHOWER, WALK-IN CLOSET, a 2nd set of his/her closets, 2 LARGE KIDS BEDROOMS, and 4 PCE bathroom. The lower level is partially finished with a LARGE BEDROOM, and wide open space to develop a recreational area. So many extras in this home - TRIPLE PANE WINDOWS (2023), CENTRAL AIR CONDITIONING (2023), DOUBLE BUILT-IN WALL OVENS (2023), INDUCTION COOKTOP (2022), KITCHEN RANGE HOOD (2022), NEW UPPER LEVEL CARPET (2022), NEW WASHER & DRYER (2022), HIGH EFFICIENCY FURNACE, PEX WATER LINES, CUSTOM WINDOW COVERINGS, Reverse Osmosis water filtration system (2022), wired for speakers,



separate garage door entrance to backyard,
no sidewalk out front to shovel in the winter,
back-lane so no need to set out the garage
bins for pickup, the list goes on and on!
\$719,900. Book your showing today as this
property shows beautifully, is priced to sell and
will not last long!

Built in 1987

Essential Information

MLS® #	A2270360
Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	87 Edgebrook Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4L8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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