

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

MLS® #A2220734

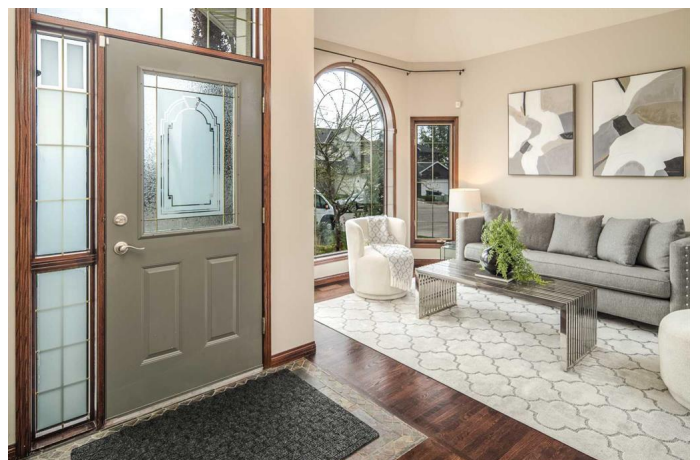
**\$1,099,000**

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

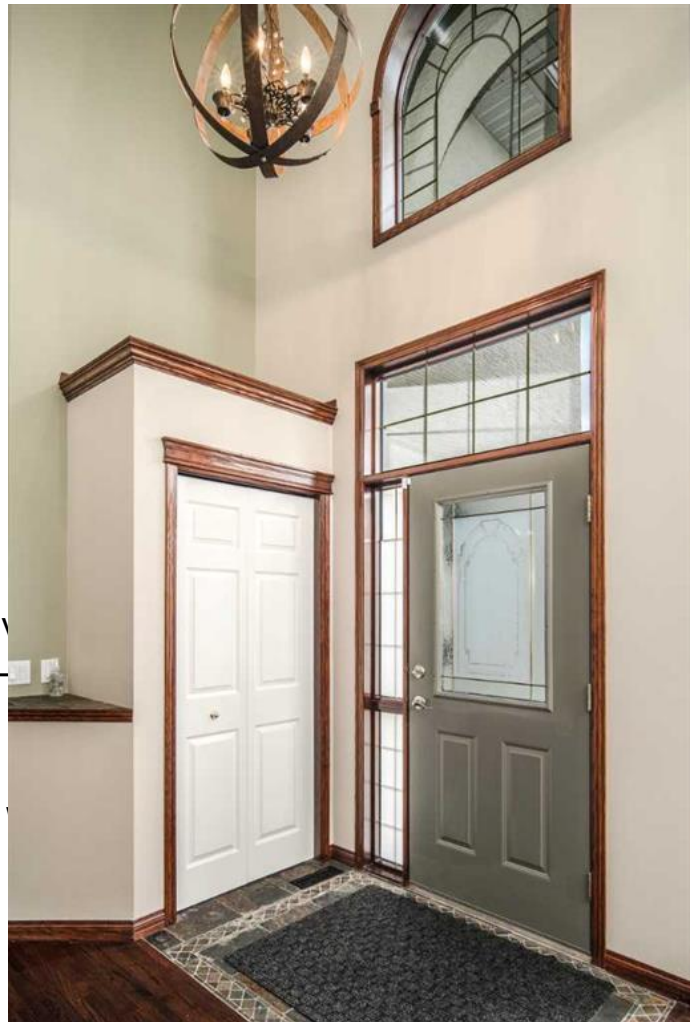
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5T7

### Amenities

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

### Interior

Interior Features	Central Vacuum, Double V Kitchen Island, No Animal F Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage 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, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	TrustPro Realty
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