

# \$769,900 - 108 Edgebrook Rise Nw, Calgary

MLS® #A2242607

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Available for quick possession & ready & waiting for a new family to make it their own is this lovely two storey walkout from Cardel Homes, facing South across from the sports fields & baseball diamonds in the highly-desirable community of Edgemont. Offering a total of 4 bedrooms & a host of improvements, this bright & sunny home enjoys beautiful hardwood floors & central air, renovated kitchen with quartz counters, finished walkout with cork floors & wide open views of the surrounding neighbourhood. Drenched in warm natural light, youâ€™ll love the seamless flow of the main floor with its open concept living/dining room & South-facing windows, expansive family room with fireplace & built-in quartz-topped cabinets, dining nook with access onto the backyard balcony & sleek white kitchen â€“ renovated in 2020 â€“ with walk-in pantry, quartz countertops complemented by full ceramic tile backsplash & stainless steel appliances including Bosch dishwasher & LG stove/convection oven. Thereâ€™s also a large laundry room with white Maytag washer & dryer with plenty of extra space as another pantry, storage or mudroom. The hardwood floors continue upstairs to the 2nd floor & 3 great-sized bedrooms; the primary bedroom has a walk-in closet & renovated ensuite with glass shower, quartz-topped vanity & jetted tub. The family bathroom has also been renovated with quartz counters & oversized glass shower. The walkout level â€“ with cork



floors, is finished with a 4th bedroom with 2 closetsâ€”1 a walk-in, bathroom with shower & games/rec room with granite-topped wet bar. Additional features & improvements include metal roof, stucco exterior (2014), new front door (2020) & security door (2023), new hot water tank & furnace (2022), roughed-in central vacuum system, large storage shed in the backyard, underground sprinkler system (front yard), landscaping/driveway/walkways (2021), programmable garden lighting & in 2017 the window glass was replaced in the 3 upstairs bedrooms/living room/family room/master ensuite/kitchen (2). Prime location within walking distance to bus stops & playgrounds, close to neighbourhood schools & shopping, & with its quick easy access to Shaganappi Trail & Country Hills Blvd, youâ€™re only minutes to major retail centers & hospitals, LRT, University of Calgary & downtown.

Built in 1994

**Essential Information**

MLS® #	A2242607
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	108 Edgebrook Rise Nw
---------	-----------------------

Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Jetted Tub, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Underground Sprinklers, Views
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.