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127 Edgebrook Circle NW
Calgary, Alberta

MLS # A2352502

$968,800

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings		

Inclusions: n/a

OPEN HOUSE Sat Oct 17th 3:30-7pm & Sun 18th 3-6pm! Welcome to this spacious 4-bedroom home offering 3,491 sq. ft. of total developed living space, including a fully finished walkout basement. Tucked away in a quiet location with no sidewalk, this home combines generous living space with beautiful valley views from all three levels. Numerous recent improvements include a new roof in 2025, updated siding on the east side in 2025 (with the remaining siding replaced in 2018), new carpet in 2026, updated water piping in 2026, and two new hot water tanks in 2025. Natural stone countertops add an elegant touch throughout all three levels, while upgraded bathrooms and showers enhance everyday comfort. The fully developed walkout basement offers excellent flexibility, featuring one bedroom, a full bathroom, a kitchenette, and washer/dryer rough-in—ideal for extended family or additional living space. Two separately controlled furnaces provide added comfort and temperature control; easy process to turn into a legal suite! Outside, enjoy an established vegetable garden and an 8' x 16' greenhouse, perfect for gardening enthusiasts. With its spacious layout, extensive updates, valley views, and versatile basement development, this home offers exceptional functionality and room for the whole family. Plenty of parks, shopping, and schools are just mins away! A true gem located in the heart of Edgemont! Book your showings today!

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