107 Edgebrook Circle NW

Calgary | Active | MLS® A2339679

$1,175,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1994**	**2,474 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

Welcome to 107 Edgebrook Circle NW, a beautifully renovated walkout home offering over 3400 sq. ft. of total developed living space in the heart of sought-after Edgemont. Ideally positioned on a quiet loop directly across from a playground, this impressive five-bedroom home offers the space, updates and location perfectly suited to family living.

Extensively renovated throughout, the home features hardwood flooring across the main and upper levels, custom cabinetry, updated bathrooms and appliances, central air conditioning, Hunter Douglas window coverings and smart home features including lighting, irrigation, thermostat and doorbell controls. At the heart of the main floor is a beautifully updated kitchen with a plenty of storage and an open layout that flows effortlessly into the surrounding living spaces, creating an ideal setting for both everyday life and entertaining.

The upper level offers four spacious bedrooms, including a private primary retreat accessed through French doors and complete with a large walk-in closet and renovated ensuite with in-floor heating. A versatile loft provides additional space for a home office, study area or bonus room. Main-floor laundry is conveniently located in the mudroom just off the attached garage.

Downstairs, the fully developed walkout basement adds exceptional versatility with a fifth bedroom featuring French doors, full bathroom, wet bar, expansive recreation area, dedicated gym space and additional storage. In-floor heating provides added comfort throughout the basement, while a second laundry area offers additional convenience and flexibility.

The outdoor spaces are equally well cared for. The landscaped 5,295 sq. ft. lot features mature trees, underground irrigation, a welcoming front patio and a spacious rear deck with a BBQ gas line. The double attached garage is finished with epoxy flooring, providing a clean and functional space for vehicles, storage and hobbies.

Numerous improvements have been completed within the past decade, including extensive renovations to the kitchen and all bathrooms, flooring, lighting and plumbing fixtures, appliances, central air conditioning and more. The home's Poly-B plumbing has also been replaced, with the exception of the lines serving the in-floor heating system and outside hose bib shut off, providing another significant update for the next owners.

Edgemont remains one of northwest Calgary's most desirable family communities, with highly regarded schools including Edgemont School, Tom Baines School and Sir Winston Churchill High School. An extensive network of walking and biking paths, nearby parks and playgrounds, and convenient access to Nose Hill Park make it easy to enjoy the outdoors. Shopping, restaurants, recreation and major routes including Shaganappi Trail, John Laurie Boulevard and Stoney Trail are all just minutes away.

Beautifully updated, exceptionally well located and designed with family living in mind, 107 Edgebrook Circle NW offers a rare opportunity

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339679
Bedrooms	5
Bathrooms	4
Year Built	1994
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,474 sq. ft.
Main Level Finished Area:	1,187.53 sq. ft.
Upper Level Finished Area:	1,286 sq. ft.
Below Grade Finished Area:	1,029.7 sq. ft.
Acreage:	No
Lot Area:	5,295 sq. ft.
Lot Frontage:	46'
Front Exposure:	West
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9

Year built:	1994 (Age: 32)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9210430
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, See Remarks, Stucco, Wood Frame
Structure Type:	House
Roof:	Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Electric, Family Room, Gas, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, In Unit, Laundry Room, Multiple Locations, See Remarks

City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Breakfast Nook · 12'3" × 6'9" ·
Main Floor	Dining Room · 11'9" × 11'1" ·
Main Floor	Family Room · 16'9" × 12'10" ·
Main Floor	Kitchen · 13'8" × 12'3" ·
Main Floor	Laundry · 11'2" × 6'6" ·
Main Floor	Living Room · 16' × 15'6" ·
2nd Floor	Bedroom · 12'4" × 10'11" ·
2nd Floor	Bedroom · 15'3" × 8'7" ·
2nd Floor	Bedroom - Primary · 17' × 16'1" ·
2nd Floor	Walk-In Closet · 8'1" × 5'6" ·
2nd Floor	Den · 13'5" × 10'4" ·
2nd Floor	Bedroom · 11'9" × 10'1" ·
Basement	Bedroom · 12'6" × 11'11" ·
Basement	Flex Space · 14'11" × 9'7" ·
Basement	Game Room · 25'4" × 23'7" ·
Basement	Storage · 16'6" × 3'10" ·
Basement	Furnace/Utility Room · 9'1" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Awning(s), Deck, Front Porch, Patio, See Remarks
Lot Features:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, See Remarks, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-edgebrook-circle-nw-calgary-a2339679/

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