

# \$1,049,000 - 53 Edgebrook Landing Nw, Calgary

MLS® #A2205228

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 2,407 sqft  
Residential on 0.20 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully maintained over 3,386 sq.ft. living area Cardel-built two-storey home, ideally situated on an expansive pie-shaped lot in a peaceful and family-friendly Edgemont cul-de-sac. This rare setting offers a sunny south-facing backyard, providing natural light throughout the day and creating a warm, inviting atmosphere—perfect for families who love both indoor comfort and outdoor living. This home features 4 spacious bedrooms and a well-designed, functional layout that offers plenty of space for daily living, working from home, and entertaining guests. The main floor showcases an open-concept kitchen and living area with a cozy breakfast nook, ideal for casual meals, that opens directly onto a large 12' x 20' composite deck—perfect for outdoor dining and summer gatherings. A separate formal dining room adds elegance for special occasions, while the adjoining family room and main floor den provide versatile spaces for relaxation or productivity. A convenient laundry area completes the main level. The fully finished lower level is designed for recreation and leisure, featuring a dedicated media room, a generous open-concept rec room highlighted by a stunning two-way stone fireplace, a hobby or craft room, and a full 3-piece bathroom—making it an ideal space for family activities or hosting overnight guests. Upstairs, you'll find four generously sized bedrooms, including a spacious primary suite complete with a large walk-in closet and a



bright, private ensuite bath. This home has seen numerous high-quality updates over the years for both comfort and peace of mind: new siding is scheduled for installation in 2025; roof shingles, hot water heater, and refrigerator were all replaced in 2024; the kitchen received new countertops and a garburator in 2023; new main floor windows were installed in 2022; bathrooms were renovated and the garage door and opener replaced in 2021; the primary walk-in closet was upgraded in 2020; and second-storey windows were replaced in 2017. Additional features include a water softener, central vacuum system, second-level air conditioning for year-round comfort, an 8â€™ x 8â€™ floating deck for added outdoor enjoyment, and a 7â€™ x 7â€™ resin storage shed. The private backyard is a true retreat, offering mature trees for shade and privacy, full southern exposure, a built-in fire pit, and plenty of space for children to play or for quiet moments of relaxation. Located just steps from Edgemontâ€™s scenic ravines, walking paths, and within the catchment of some of Calgaryâ€™s top-rated schools, this move-in-ready home offers the perfect combination of quality, comfort, and locationâ€”an ideal place to create lasting family memories.

Built in 1995

### **Essential Information**

MLS® #	A2205228
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.20
Year Built	1995

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	53 Edgebrook Landing Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5M8

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            March 25th, 2025  
Days on Market        6  
Zoning                    R-CG

## **Listing Details**

Listing Office            First Place Realty

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