



GRASSROOTS
REALTY GROUP

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129 Edgebrook Gardens NW
Calgary, Alberta

MLS # A2253930



\$989,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s)		

Inclusions: N/A

Open House Sep 06 (Saturday), 1:00-4:00pm. Welcome to this stunning fully renovated home in Edgemont! Tucked on a quiet cul-de-sac, this 3,600 sq. ft. residence blends luxury, function, and style with over \$250K in renovations (2019). The chef's kitchen is a true showstopper with Italian-inspired cabinetry, a 10-ft quartz island, Bosch appliance package (dual wall & steam ovens, cooktop, twin-cooling fridge), Futuro hood fan, and designer backsplash/lighting. The spa-inspired bathrooms feature heated tile floors, custom vanities, and high-end fixtures. Modern updates extend throughout with new flooring, doors, lighting, and a refined palette. A dramatic open-to-below foyer welcomes you to bright, airy living spaces. The main floor offers a flexible office/formal dining, while upstairs features 4 bedrooms including a serene primary suite with luxury ensuite. The professionally finished basement is built for entertainment with soundproofing, theatre wall, surround-sound rough-in, and an updated full bath. Outdoors, enjoy a private, low-maintenance yard with a large deck and second patio—perfect for relaxing or entertaining. Additional upgrades: high-efficiency water heater and softener (2021) plus a brand-new roof (2025) with 40-year warranty. Located just 18 minutes from downtown with quick access to parks, ravines, major roadways, and the mountains. Rarely do homes with this level of renovation and detail come available in Edgemont—don't miss it!