



**GRASSROOTS**

REALTY GROUP

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**77 Edgewood Rise NW  
Calgary, Alberta**

**MLS # A2281057**



**\$775,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,423 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this spacious 2,422 sq. ft. two-storey home in the prestigious community of Edgemont, one of Calgary's most sought-after NW neighborhoods. Situated on a generous 5,425 sq. ft. corner lot, this 4-bedroom, 3-bathroom home with a double attached garage offers exceptional living space and outstanding potential for a growing family. Recent updates include two Bradford White hot water tanks (2021), Pella windows (2020), two Carrier high-efficiency furnaces (2015) and shingles replaced (2013). Step inside to soaring two-storey vaulted ceilings that enhance the formal living and dining rooms, while large windows flood the home with natural light. The spacious kitchen offers abundant cabinetry and counter space and flows seamlessly into the family-sized breakfast nook overlooking the beautifully landscaped backyard. The inviting family room features a striking rock-faced fireplace, wet bar, and rich wood accents, creating the perfect setting for family gatherings and entertaining. A convenient 3-piece bathroom completes the main level. The stunning wood staircase leads to the upper floor, where you'll find four generously sized bedrooms. The spacious primary retreat features private balcony access and a large 5-piece ensuite. Three additional bedrooms and a full 4-piece bathroom provide ample space for family and guests. The undeveloped basement offers endless possibilities for future development includes a second fireplace and roughed in plumbing. Outside, enjoy summer evenings on the large deck, accessible through two sets of sliding patio doors, overlooking the fully fenced yard with mature landscaping and garden areas. Ideally located near top-rated schools, parks, pathways, shopping, transit, churches, and major amenities, this well-maintained home presents an incredible opportunity to update and customize to your

personal style in one of Calgary's most desirable communities. A rare opportunity to create your dream home in Edgemont!