



76 Edgewood Drive NW  
Calgary, Alberta

MLS # A2307262



**\$589,888**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Sloped		

<b>Heating:</b>	Central, 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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to this beautifully updated walk-out home in the highly desirable community of Edgemont! Boasting over 2,200 sq. ft. of developed living space, this impressive 6-bedroom (3 up & 3 down), 3-bathroom home offers exceptional flexibility for growing families, multi-generational living, or added rental potential. From the moment you step inside, you'll appreciate the hardwood and ceramic tile flooring that flows throughout the main and upper levels. Sunlight pours through the large windows, creating a warm and inviting atmosphere in the spacious living and dining areas, perfect for both everyday living and entertaining. On the upper level you'll find three generously sized bedrooms, including a comfortable primary retreat complete with its own private 3-piece ensuite, plus a full 4-piece bathroom for added convenience. The walk-out third level is a standout feature, offering direct access to the large backyard, a bright and cozy family room, two additional well-sized bedrooms, and another full 3-piece bath—ideal for guests, teens, or extended family. Step outside and enjoy the ease of nearby parks, playgrounds, and transit, all within walking distance. Families will love being close to top-rated schools, including Edgemont Elementary and Tom Baines School, along with excellent nearby recreational and athletic facilities. This is a rare opportunity to own a spacious, move-in ready home in one of Edgemont's most sought-after locations—don't miss it!