



733 Edgebank Place NW
Calgary, Alberta

MLS # A2318471



\$885,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,406 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Welcome to 733 Edgebank Place NW, a beautifully maintained family home tucked away on a quiet cul-de-sac in the highly sought-after community of Edgemont. Proudly owned by the same family for the past 29 years, this home reflects years of attentive care, pride of ownership, and thoughtful maintenance throughout. Offering 3 bedrooms above grade, including a huge master bedroom and en suite bathroom, the home benefits from a functional layout designed for comfortable everyday living, the home provides plenty of space for both families and those who love to entertain. The bright and inviting main floor features spacious living and dining areas, along with a convenient wet bar that creates the perfect setting for hosting family and friends. The finished walkout basement adds exceptional versatility and value, complete with a kitchenette and ample living space. Whether you're looking for room for extended family, a recreation area, home office, or future development opportunities, this lower level offers endless possibilities and also benefits from a new shower enclosure. One of the standout features of this property is the incredible outdoor space. Step outside onto the brand-new expansive deck, completed in 2025, where you can relax, entertain, and enjoy views of the stunning backyard. Surrounded by mature trees, the yard offers a private and peaceful retreat, while the large garden area provides the perfect opportunity for gardening enthusiasts or those who simply appreciate beautiful outdoor spaces. Located in one of northwest Calgary's most desirable communities, you'll enjoy easy access to excellent schools, parks, pathways, shopping, and transit, all while benefiting from the peace and quiet of this exceptional location. This is a rare opportunity to own a lovingly cared-for home in a premier Edgemont setting, offering outstanding space, flexibility,

and the chance to make it your own for years to come.