



GRASSROOTS

REALTY GROUP

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**350 Edgepark Way NW
Calgary, Alberta**

MLS # A2318530



\$799,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,346 sq.ft. | Age: | 1987 (39 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Lawn, Level, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Natural Woodwork, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: Ladder in garage, Garden Bench in front yard

350 Edgepark Way NW: Set on a quiet street across the street from a park in Edgemont, this two-storey home offers 2,346 sq ft of above-grade living with room to grow into. Soaring ceilings give the living and dining areas an open, light-filled feel, while an open-rail staircase leads upstairs. At the heart of the home, the kitchen offers generous cabinet space, granite counters, and stainless steel appliances, opening to a breakfast nook and family room with pot lighting — both finished in hardwood — where a wood-burning fireplace and built-in shelving anchor the space. A main-level office with its own closet and window easily doubles as a fifth bedroom or guest room. A 2-piece powder room completes the main level. Upstairs, four bedrooms include a spacious primary retreat with a walk-in closet and 4-piece ensuite, plus a 4-piece main bath with the everyday convenience of upper-level laundry right where you need it. Out back, a southwest-facing yard captures afternoon and evening sun, framed by mature trees for privacy, with a large deck and built-in pergola ready for summer evenings. A double attached garage adds everyday ease, and the undeveloped basement is a blank canvas to design the space you want. One meaningful upgrade is already done for you: the Poly-B plumbing has been removed and replaced. The location is a real draw. Nose Hill Park's trails and off-leash areas sit close by, with Edgemont's ravine pathways, playgrounds, and community programs near at hand. Edgemont School, Tom Baines School, and Sir Winston Churchill High School (IB program) serve the area, and the Real Canadian Superstore plus shops along Edgemont Boulevard handle daily errands. Market Mall, Beacon Hill, and Crowfoot are roughly 10 minutes away, with Stoney Trail and bus connections to the Dalhousie CTrain putting the rest of

the city within easy reach. Book your private showing and come see what makes this established Edgemont home so easy to settle into.