



**62 Edgebrook Heights NW
Calgary, Alberta**

MLS # A2321381



\$779,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry		

Inclusions: N/A

Rare greenspace backing location! 100% Poly-B FREE! Nestled on a quiet family-friendly cul-de-sac in desirable Edgemont, this home offers exceptional privacy and tranquil views. Significant recent upgrades include fresh paint on the main floor, new shingles (2025), new siding (2025), a new deck (2025), air conditioning (2024), and four new windows. Located close to highly regarded schools including Tom Baines, Sir Winston Churchill (with IB Program), St. Jean Brebeuf and St. Francis, as well as popular shopping destinations such as Superstore, T&T Supermarket and Costco. Convenient access to Stoney Trail and Crowchild Trail makes commuting throughout the city simple. This pet-free, smoke-free home offers a thoughtfully designed 4-bedroom, 2.5-bathroom layout with the perfect balance of space and serenity. Step inside to discover a bright and welcoming main level, featuring large windows, a spacious living room and dining room, perfect for entertaining guests or enjoying family time. The open-concept kitchen is filled with natural light and features a large walk-in corner pantry and cozy breakfast nook overlooking the backyard. Just off the kitchen, you'll find the family room, complete with a gas fireplace and beautiful built-in bookcases, ideal for relaxing evenings. You'll also find a dedicated main floor office, ideal for remote work, a homework space, or a versatile flex room. The laundry room is conveniently tucked away on the main floor near the garage entry for added functionality. The spacious primary suite offers a walk-in closet and private ensuite complete with a separate shower. Three additional generously sized bedrooms and a full bathroom complete the upper level, providing plenty of space for the whole family. The unfinished basement includes rough-in plumbing for a future bathroom and offers endless potential for additional living space tailored to

your needs. Step outside to your beautiful backyard, complete with a newly built deck that opens directly onto sprawling green space and a walking path, with no neighbors directly behind you! Whether you're enjoying your morning coffee or unwinding after a long day, this outdoor space is a rare feature that combines privacy, views, and direct access to nature. Don't wait on this one, book your showing today!