



GRASSROOTS
REALTY GROUP

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203 Edgepark Boulevard NW
Calgary, Alberta

MLS # A2322081



\$739,800

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,820 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Few Trees, Front Yard, Garden, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows

Inclusions: N/A

HOME SWEET HOME! You're going to fall in love with this SPECTACULAR WALK-OUT 4 level split home in the extremely sought after NW community of EDMONTON. Extensively updated, this exceptional home features renovations completed in 2022, including the kitchen, bathrooms, and upper two levels. Additional upgrades include triple pane windows (2015), roof (2013), hot water tank (2021), and a brand new composite deck (2026). Step inside to discover luxury vinyl plank flooring throughout the main level, highlighted by a bright, sun filled living room, formal dining area, and an impressive chef's kitchen. Designed for both everyday living and entertaining, the kitchen showcases quartz countertops, a stunning waterfall island with seating, and premium stainless steel appliances. The upper level offers three generously sized bedrooms, including a spacious primary retreat with room for a king sized bed, a beautifully updated spa like 4 piece ensuite, and an additional renovated full bathroom. The walkout lower level provides direct access to the backyard patio and features a welcoming recreation room with a cozy wood-burning fireplace and gas starter, a fourth bedroom, a 2 piece bathroom, and a convenient laundry room. The basement level adds even more versatile living space with a large family room, wet bar and abundant storage. Outside, enjoy the fully fenced and landscaped backyard complete with a new composite deck, expansive stamped concrete patio, mature trees, and plenty of space to relax or entertain. A double attached garage and extended driveway provide ample parking. The location is truly unbeatable. Just steps from Nose Hill Park, you'll enjoy access to over 30 km of walking and biking pathways, three off leash dog parks, top rated schools including Edgemont School, Tom Baines School, and Sir Winston Churchill High

School, public transit, shopping, and convenient access to downtown Calgary. This is a rare opportunity to own an exceptional home in one of Calgary's most desirable communities. Book your private showing today!