



**GRASSROOTS**

REALTY GROUP

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76 Edgepark Road NW  
Calgary, Alberta

MLS # A2322447



**\$799,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island		

**Inclusions:** OTR Microwave, Garage Door Opener & 2 Remotes, Attached Light Fixtures, Attached Cabinets/Shelves in Garage, Laundry Sinks and Cabinets Attached, Shed, Vacuflo and hose (as-is), 2 TV Mounts

-- OPEN HOUSE, SAT JUNE 20, 2-4PM -- **\*\*Is this the one?\*** If you've been searching for a home with room for everyone, incredible privacy, and a backyard that feels like your own personal retreat, this Edgemont gem deserves a spot at the top of your list. Offering **\*\*5 bedrooms above grade plus a 6th bedroom in the basement\*\***, flexible living spaces, and a beautifully landscaped yard, this is the kind of home that rarely comes available in Edgemont. A charming front porch welcomes you home, while the thoughtful orientation lets you enjoy sunshine from morning coffee to evening wine. Inside, soaring vaulted ceilings, a skylight, and large windows fill the home with natural light. Gorgeous hardwood floors add warmth and timeless style throughout. The spacious layout offers **\*\*two dining areas, two living spaces, and a main-floor bedroom\*\*** perfect as a home office, gym, guest room, or playroom. The kitchen is designed for both everyday living and entertaining, featuring granite countertops, under-cabinet lighting, quality cabinetry, stainless steel appliances, pot lights, a window over the sink, and a buffet area ideal for hosting. The sunken family room is a standout, anchored by a gas fireplace with custom built-ins, stone detailing, and accent lighting. Upstairs you'll find **\*\*four spacious bedrooms\*\***, including a private primary retreat overlooking the treed backyard. The refreshed ensuite features a freestanding soaker tub, shower with bench, newer vanity, and frosted glass for added privacy. The main bathroom has also been tastefully updated. Downstairs, a massive recreation room provides endless possibilities for movie nights, games, fitness equipment, or all three. The oversized basement bedroom includes a large egress window, walk-in closet, and stylish barn door. The spa-inspired basement bathroom offers heated floors, an oversized tiled shower, long vanity,

and abundant storage. The backyard is truly special. Mature trees and native plants create exceptional privacy and year-round beauty. Entertain on the paved patio with room for a table of ten, BBQ on the upper deck, gather around a future firepit, or simply relax and enjoy the peaceful setting. There's even space for a trampoline, raised garden beds, and plenty of storage thanks to the shed and extra-wide side gate. Located in one of Calgary's most sought-after northwest communities, you'll enjoy easy access to Nose Hill Park, top-rated schools including Sir Winston Churchill High School, shopping, parks, pathways, and major routes. **\*\*Private, spacious, beautifully maintained, and packed with flexibility—this is the established Edgemont home you've been waiting for.\*\*** Come see it before someone else calls it home.