



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Edgevalley Close NW
Calgary, Alberta

MLS # A2326639



\$858,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,390 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	garage shelving unit		

Beautifully renovated. Quiet street. Backing onto greenspace. Tucked away at the end of a quiet close in one of Edgemont's most desirable locations, this exceptional fully renovated bungalow offers over 2,500 sq. ft. of beautifully developed living space, a maintenance-free south-facing backyard, and the privacy of having no rear neighbours. Inside, the bright open-concept main floor features vaulted ceilings, rich hardwood flooring, a stunning stone gas fireplace, and a designer kitchen with quartz countertops and high-end appliances. The spacious primary retreat includes a walk-in closet and a spa-inspired ensuite with heated tile floors, dual vanities, and an oversized custom tiled shower. Two additional bedrooms, another full bathroom, and convenient main floor laundry complete the main level. The basement features a large family and recreation room, theatre area, custom wine room, stylish electric fireplace, a full bathroom, an additional bedroom, and a spacious flex room ideal as a fifth bedroom, home office, gym, or hobby space. Step outside to enjoy all-day sunshine in the maintenance-free south-facing backyard, complete with a custom gazebo, Gemstone permanent exterior lighting, and peaceful greenspace views. Perfect for entertaining or relaxing, this outdoor space is designed to be enjoyed year-round. Extensive updates provide peace of mind, including a new high-efficiency furnace (2024), hot water tank (2023), Low-E energy-efficient windows and doors, exterior paint, retaining wall, fencing, concrete, and more. Fully renovated bungalows backing onto greenspace are rarely available in Edgemont. This is one you won't want to miss.