



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 Edgedale Drive NW
Calgary, Alberta

MLS # A2327854



\$727,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,047 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Fridge in basement

Welcome to this one-of-a-kind custom-built home in the heart of Edgemont, where timeless craftsmanship, distinctive character, and an exceptional location come together. The low-maintenance front rock garden creates outstanding curb appeal while complementing the home's natural surroundings. Rich oak cabinetry, custom built-ins, railings, and warm wood accents throughout give this home a welcoming cottage-inspired feel that is rarely found in today's market. Step inside to a dramatic vaulted formal living and dining room highlighted by beautiful oak railings. The spacious kitchen features oak cabinetry, a central island, hardwood flooring, and opens to a bright breakfast nook and cozy family room anchored by a charming brick wood-burning fireplace. From the nook, step outside to the backyard and enjoy bow valley views. A convenient mudroom and half bath off the attached garage complete the main level. Upstairs, a versatile loft overlooking the great room provides the perfect space for a home office, reading area, or flex room. Tongue-and-groove ceilings and a skylight add warmth and architectural character. The upper level offers three bedrooms, a full main bathroom, while the spacious primary retreat includes a walk-in closet and its own private full ensuite. The fully finished lower level is designed for entertaining and family enjoyment, featuring a large recreation and games room with a bar, a second fireplace, a fourth bedroom, and an updated full bathroom. Major updates over the years include the furnaces, shingles, and hot water tank, providing peace of mind for years to come. Ideally situated in one of Northwest Calgary's most sought-after communities, this property is surrounded by top-rated schools, parks, tennis courts, shopping, LRT access, and endless amenities. Families will appreciate the close proximity to the Winter Club, Edgemont

Athletic Club, and the convenience of a central location for children's activities throughout the city. This is a rare opportunity to own a spacious family home offering timeless character, exceptional living space, and outstanding value in one of Calgary's premier neighbourhoods. Click on media for the video and book your private showing today!