



GRASSROOTS
REALTY GROUP

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16 Edcath Mews NW
Calgary, Alberta

MLS # A2330132



\$1,350,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,721 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Tucked away on a quiet cul-de-sac on the desirable Edcath Mews in one of Calgary's most sought after communities, this Edgemont bungalow is a top-to-bottom renovation done right, with a rare combination of privacy, design, and location — walking distance to some of the city's top-rated schools and surrounded by ravine pathways that make this pocket of the neighbourhood feel worlds away from the city. Step inside to this fully renovated walk-out bungalow with soaring 11-foot vaulted ceilings, exposed beams, and skylights that flood the kitchen with natural light. Designed to impress without sacrificing function, the Gourmet Kitchen offers generous prep space, extensive custom cabinetry, and an oversized refrigerator and freezer, while striking feature walls tie the main floor together with warmth and character. A 42' x 8' balcony runs the entire width of the home, providing scenic views and shade to the patio below. The primary bedroom features a stunning walk-in closet with custom built-in organization, while sliding French doors open onto the deck—the kind of spot that makes morning coffee feel like a ritual. The 5-piece ensuite is anchored by a freestanding soaker tub and designed with relaxation in mind. Downstairs, the fully developed walkout basement features a wet bar and wine cellar worthy of any collector, a cozy living room with fireplace, a glass-enclosed office or podcast studio, two additional bedrooms, and a laundry room anyone could actually enjoy. Even the details you won't show off to your friends are done right — a pristine mechanical room, new furnace, tankless hot water, and even a brand new driveway. Nothing has been overlooked. Too many updates to mention, top to bottom custom design and spacious layout. This home will not last.

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