



GRASSROOTS
REALTY GROUP

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21 Edgebrook Park NW
Calgary, Alberta

MLS # A2334551



\$839,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,966 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Shelves in Flex Room at Front, Electric Heater in Garage.

Open House Sunday October 4th, from 2:00-4:00 PM. Welcome to this beautifully maintained, fully developed two-storey home built by Shane Homes, ideally located in the desirable community of Edgemont. Offering a fantastic combination of space, functionality, and convenience, this home provides excellent access to schools, shopping, public transit, and major roadways. The main level features a bright, open-concept layout that is perfect for everyday living and entertaining. Hardwood flooring flows throughout, while the spacious kitchen offers plenty of cabinetry and counter space, a large island with eating bar, walk-through pantry, and a bright breakfast nook. The generous great room provides a comfortable gathering space, complemented by a versatile flex room, convenient main-floor laundry, and a two-piece powder room. Upstairs, the spacious primary retreat features skylights that fill the room with natural light, along with a four-piece ensuite complete with a jetted tub and separate shower, plus a walk-in closet. Two additional well-sized bedrooms and a four-piece main bathroom complete the upper level. The fully developed lower level offers excellent additional living space, including a fourth bedroom, large recreation room, three-piece bathroom, and a generous storage/utility room. Outside, the property has been well cared for and features a fully landscaped and fenced yard, along with a double attached, heated and insulated garage. With plenty of space for the whole family and a sought-after Edgemont location, this home is ready to welcome its next owners. Quick possession is available—book your private viewing today!