



GRASSROOTS
REALTY GROUP

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131 Edgebrook Close NW
Calgary, Alberta

MLS # A2338355



\$879,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna, Walk-In Closet(s)		

Inclusions: None

Back to market due to financing! Backing into a park! Welcome to this beautifully renovated family home in the desirable community of Edgemont, offering over 2,900 sq. ft. of thoughtfully updated living space. Featuring a walkout basement and panoramic views, this spacious two-storey home offers 4 bedrooms, 3.5 bathrooms, and a fully finished basement—perfect for growing families. The main floor showcases a stunning, newly redesigned kitchen complete with modern cabinetry, quality appliances, and elegant marble countertops. The bright and functional layout also features a spacious family room with a cozy fireplace, a formal dining room, a welcoming living room, and a convenient 2-piece bathroom with a laundry area. Upstairs, the generous primary bedroom offers a walk-in closet and a 4-piece ensuite. Two additional well-appointed bedrooms, a versatile bonus room, and another 4-piece bathroom complete this level. The professionally finished WALKOUT basement, completed in 2014, further expands the living space with a large recreation area, an additional bedroom, and a 3-piece bathroom complete with a sauna—ideal for family living and entertaining. Numerous upgrades provide long-term value and peace of mind: all windows replaced in 2018; a high-efficiency hot water tank and boiler; replacement of all Poly-B plumbing in 2019; upgraded garage insulation and insulated plumbing lines; and a new front door installed in 2022. Step outside to the fenced backyard, ideal for relaxing or outdoor entertaining. Backing directly onto green space and located just moments from Nose Hill Park, this home offers easy access to schools, grocery stores, restaurants, shopping, off-leash dog parks, public transit, and all major amenities. Don't miss this exceptional opportunity—book your private showing today!

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