



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

20 Edendale Crescent NW  
Calgary, Alberta

MLS # A2343259



**\$838,800**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Edgemont                                                                   |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | 2 Storey Split                                                             |        |                   |
| Size:     | 2,209 sq.ft.                                                               | Age:   | 1989 (37 yrs old) |
| Beds:     | 5                                                                          | Baths: | 3 full / 1 half   |
| Garage:   | Triple Garage Attached                                                     |        |                   |
| Lot Size: | 0.13 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Ba |        |                   |

|             |                                                                                                                                                                                                       |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                               | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                | Sewer:     | -    |
| Roof:       | Concrete                                                                                                                                                                                              | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                                  | LLD:       | -    |
| Exterior:   | Brick, Stucco                                                                                                                                                                                         | Zoning:    | R-CG |
| Foundation: | Wood, Preserved Wood                                                                                                                                                                                  | Utilities: | -    |
| Features:   | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |            |      |
| Inclusions: | negotiable                                                                                                                                                                                            |            |      |

Located in the highly sought-after community of Edgemont, this home offers the perfect combination of family living, space and location. Surrounded by ravines, parks, pathways and mature trees, Edgemont is known for its family-friendly atmosphere, excellent schools and convenient access to shopping, restaurants, transit, downtown and major roadways. This spacious family home offers 4 bedrooms above grade plus a 5th bedroom downstairs, along with a main-floor office featuring a built-in desk and wall unit. The welcoming main floor offers an open layout with a spacious living and dining area, beautiful hardwood flooring and a convenient main-floor laundry. The sunken family room with cozy fireplace provides a comfortable space for relaxing and gathering with family. The kitchen and main bathroom were renovated in 2009, with numerous important updates completed over the years, including vinyl replacement windows, Poly-B replacement (2011), new tile roof (2013), sump pump (2021), new furnaces (2022) and newer appliance. The developed basement provides additional living space and the 5th bedroom has egress windows, perfect for guests, teenagers or a growing family. Outside, enjoy a large deck overlooking the spacious, beautifully landscaped and treed backyard. The impressive 3-car garage plus large driveway offers plenty of parking and room for all the family's needs. A wonderful family home in an exceptional community, offering generous space, valuable updates and outstanding value. Come see why Edgemont is such a desirable place to call home!