



GRASSROOTS
REALTY GROUP

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19 Edgepark Rise NW Calgary, Alberta

MLS # A2346182



\$864,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Interior Lot, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Central Vacuum, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator in basement

Welcome to 19 Edgepark Rise NW, a beautifully renovated family home in the sought-after community of Edgemont. Set on a generous, established lot, this inviting property combines the space and character of a mature neighbourhood with extensive modern updates. Inside, soaring vaulted ceilings, skylights and abundant natural light create an impressive sense of openness. The expansive formal living room offers exceptional space for entertaining and relaxing, while popcorn ceilings have been removed and replaced with a modern knockdown finish. The newly renovated U-shaped kitchen features Fresh Linen cabinetry, Pantin Gold quartz countertops, a textured 3D tile backsplash and new appliances. Nearby, the spacious family room is anchored by a fireplace and refinished custom built-ins, creating a warm and comfortable gathering space. Throughout the home, additional updates include new flooring, carpet, fresh paint, modern fixtures, pot lights with convenient night-mode lighting, renovated bathrooms, upgraded vanities, Hunter Douglas window coverings and a brand-new central vacuum system installed in 2026. The ensuite also enjoys its own skylight. Upstairs are three bedrooms, including a comfortable primary retreat. The partially developed lower level adds a huge recreation room, additional bedroom/flex room and 2-piece bathroom – ideal for guests, teenagers, a home office, gym or hobbies. Major improvements provide added peace of mind, including removal of ALL Poly-B plumbing, roof and skylights replaced in 2019 with a lifetime roof warranty, windows replaced in 2023, boiler replaced in 2023, and approximately two-thirds of the fencing recently replaced. Outside, mature landscaping enhances the established setting, while an attached double garage and large driveway provide parking for up to SIX vehicles. The location adds even

more appeal, with Tom Baines School within walking distance, ravine pathways just steps away, and Country Hills shopping, groceries and everyday amenities close by. With its spacious layout, extensive renovations, major upgrades and excellent Edgemont location, this move-in-ready home is ready to enjoy.