



GRASSROOTS
REALTY GROUP

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8285 Edgebrook Drive NW
Calgary, Alberta

MLS # A2346317



\$1,100,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	1988 (38 yrs old)
Beds:	6	Baths:	4
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Built-in Microwave (upper), Refrigerator (lower), 2 Garage Door Opener Remotes, Water Softener, Level 2 EV Charging, Keyless Entry.		

Welcome to this EXCEPTIONALLY RENOVATED home in the heart of Edgemont, where thoughtful design, quality craftsmanship, and everyday functionality come together. With OVER \$450,000 invested in the home, exterior, and landscaping since 2022, this property was transformed by Valley View Estates into a warm, modern, move in ready home built for comfortable living for years to come. The bright, open concept main floor features vaulted ceilings, new black framed triple pane windows with seamless drywall returns, and wide plank 3/4 inch white oak hardwood flooring throughout. CUSTOM millwork and built ins add both character and practical storage. The kitchen showcases soft close custom cabinetry, quartz countertops throughout the home, and nearly all new appliances (2023). The family room is anchored by a CUSTOM fireplace wall with a new fireplace (2023) and recessed TV niche, finished in hand applied Roman clay for a warm, sophisticated look. A versatile main floor den offers a home office or optional 6th bedroom, with easy access to the main floor full bath. The adjoining mudroom continues the custom millwork with abundant cabinetry, including a concealed built in shoe cupboard. Upstairs, 3 bedrooms and a 4 piece bath surround a spacious primary retreat, all featuring NEW triple pane windows and CUSTOM millwork. The SPA inspired ensuite offers HEATED floors, a rain shower with body sprayers, and a 6 foot deep soaker tub. Window coverings have been replaced throughout, including motorized coverings on the main floor. The fully finished lower level has its own private SEPARATE ENTRANCE, a custom kitchen, a large walk in pantry, two bedrooms, a 4th full bathroom with heated flooring, separate laundry, storage, OVERSIZED bright egress windows, rough ins for zoned heating, range and venting, and a fire rated, sound

insulated ceiling, offering excellent potential and versatility for the future. EXTENSIVE mechanical UPGRADES include a high efficiency furnace, oversized hot water tank and water softener (2023), air conditioning (2024), and upgraded lower level and attic insulation. Smart home features include a smart thermostat, keyless entry, hard wired security camera wiring to all corners of the home with a centralized data hub, and new smoke and carbon monoxide detectors throughout. Outside, updates include NEW roof shingles, gutters, soffits, fascia, and exterior lighting (2023), plus new stonework, landscaping, fencing, and a new deck with Duradeck covering, privacy wall and railings (2024/2025). The oversized, insulated garage includes rough ins for central vacuum, separate heating, and Level 2 EV charging. Located close to schools, parks, and amenities, with nearby pathways and convenient access to Nose Hill Park, this is a RARE opportunity to move in and enjoy a beautifully renovated home. Book your private showing today.