



**GRASSROOTS**  
REALTY GROUP

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**236 Edgebrook Gardens NW**  
**Calgary, Alberta**

**MLS # A2349059**



**\$736,888**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Edgemont                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,322 sq.ft.                                 | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Pie Shaped Lot, Treed |               |                   |

|                    |                                                                                |                   |      |
|--------------------|--------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, Soaking Tub, Vaulted Ceiling(s) |                   |      |

**Inclusions:** n/a

Nestled within the desirable NW Calgary community of Edgemont, this Fantastic Bungalow presents an exceptional opportunity to acquire a residence defined by its generous proportions and tranquil setting. Occupying a substantial pie shaped lot, this detached home offers almost 10000 square feet to luxuriate in, complete with mature landscaping and an expansive west yard—a rare treasure indeed. Step inside to discover 1,322 square feet of refined living space, plus 1200 sq ft in the finished basement accented by hardwood flooring and carpeting, with vaulted ceilings and high ceilings creating a sense of grandeur. Two bedrooms above grade provide easy living which includes a primary suite boasting a four piece ensuite bath, while extra bedrooms reside within the finished basement, complemented by three additional bathrooms and a soaking tub. Culinary aspirations flourish within the kitchen, featuring a kitchen island and thoughtfully designed layout, while ceiling fans enhance airflow throughout the home. Beyond its interior allure, the property boasts a double attached garage accommodating two vehicles, plus additional parking for two more, 24X24 insulated and drywalled Garage ensuring convenience and ease of access. Enjoy outdoor living with an amazing deck overlooking the meticulously maintained backyard—a haven for relaxation and entertainment. With convenient access to all local amenities, walking paths, Stoney trail, playground, schools nearby, shopping nearby, sidewalks, and street lights, this bungalow represents a truly exceptional lifestyle choice within a vibrant community. Move in ready or Upgrade and renovate to your taste!