



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

127 Edgewood Drive NW
Calgary, Alberta

MLS # A2350763



\$930,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	1984 (42 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Covered, Double Garage Attached, Driveway, Enclosed, P		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully upgraded 2 storey home in the sought after community of Edgemont. Ideally situated on a quiet street and backing onto peaceful green space, this spacious home offers a thoughtful blend of modern updates, comfortable living, and timeless style. The main floor features a bright, open layout with a formal dining room, front great room with large south facing windows, and a comfortable living room centred around a wood burning fireplace. The gourmet kitchen is designed for both everyday living and entertaining, featuring quartz countertops, a peninsula island, built in stainless steel appliances, white cabinetry, an insinkerator and an induction cooktop. A bay window overlooking the expansive backyard showcases a charming stone accent wall, while additional built ins and a beverage fridge add both style and functionality. A powder room and rear mudroom. Upstairs, you'll find three generously sized bedrooms, including an impressive primary retreat with a walk in closet and luxurious 4 piece ensuite. The ensuite features in floor heating, a soaker tub, and a curb less walk in shower. Vaulted ceilings with wood paneling add character to the upper level, while the versatile central space with built in desk and bookshelves provides an ideal home office, study, or reading area. A spacious 3 piece bathroom and an upgraded laundry area complete the upper level. The fully developed basement provides even more room for the family, offering three additional bedrooms, a recreation room, family room, and a 3 piece bathroom with a walk in shower. Outside, enjoy your own private backyard oasis with a large partially covered deck, storage shed, play structure, and tranquil green space views. A double attached garage adds everyday convenience and you also have brand new gutters. Throughout the home, you'll find modern light

décor, fresh paint, updated bathrooms, stylish lighting, and upgraded flooring. With central air conditioning and a newer furnace, this home is move in ready and designed for comfortable living in one of Calgary's most desirable communities.