



**GRASSROOTS**  
REALTY GROUP

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**23 Edgepark Way NW**  
**Calgary, Alberta**

**MLS # A2214393**



**\$843,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,363 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Few Trees, Garden, Landscaped, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Tile Counters, Walk-In Closet(s)

**Inclusions:** 2 TV mounts (primary bdrm & basement), wooden dining tables & wooden chairs, wine fridge (main flr bdrm)

**\*\* OPEN HOUSE: Saturday May 10, 2pm - 4pm \*\*** Nestled in the highly sought-after community of Edgemont, this family-friendly home offers the rare combination of a West-facing backyard and direct access to green space in one of Calgary's most desirable Northwest neighbourhoods. The backyard is a gardener's dream with plenty of space for planting, while the home itself is flooded with natural light throughout the day. The well-designed floor plan offers over 2,300 sq ft of living space with incredible flow, multiple living rooms perfect for family gatherings or entertaining. Inside, you'll find brand new carpet, updated bathrooms (2019), windows replaced between 2006&ndash;2008. From a mechanical standpoint this home has been fully updated, featuring two furnaces (2020), central A/C (2020), smart thermostats, new roof (2019), hot water tank (2019), copper pipes throughout (no poly B) and blackout blinds in all bedrooms. This well-maintained home is conveniently situated behind Tom Baines Junior High School and features beautiful natural surroundings, including the Edgemont Ravine with its winding trails, scenic views, and abundant wildlife. Located close to grocery stores, restaurants, excellent public schools, the Edgemont Athletic Club, and easy access to major roadways such as Shaganappi Trail and John Laurie Blvd.