



GRASSROOTS
REALTY GROUP

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132 Edgemont Estates Drive NW
Calgary, Alberta

MLS # A2218890



\$635,000

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,802 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: n/a

OPEN HOUSE | Saturday May 10th, 2025 from 10am - 12pm. ALL NEW WINDOWS + NO CONDO FEES Enjoy Parks, Playgrounds, WILDLIFE + ACRES of natural Park without all the maintenance. Perched high on quiet street & backing onto GREENSPACE / NATURE RESERVE. Location, Location, Location. Steps to Edgemont Athletic, Schools, Parks + Playgrounds & a short drive to LRT, Restaurants, Golf, U of C, Hospitals & Shopping! Over 2,500+ sqft of developed SQFT that has been tastefully updated. Open concept main floor with welcoming foyer + flex/study area leads to spacious updated maple kitchen with stainless steel appliances, quartz counters, subway backsplash + built-in pantry. Nice sized dining / nook area with wood burning stone fireplace leads to deck overlooking NATURE RESERVE with mature spruce trees. Grand great room with partial vaulted ceilings + SUNNY SOUTH balcony with Big Sky Views & 2pc powder / laundry complete the main level. Vintage Wood + Iron railings lead upstairs to large Primary Retreat with 3 pc ensuite + walk-in closet. 2 additional good sized bedrooms upstairs + 4 pc bath. Lower level is ideal for games or movie nights with family room + GYM/4th bedroom potential with 3 pc bath. Additional upgrades include: entire exterior of house painted (2018), newer private deck (2018), new roof (2018), newer front balcony re-built (2020), real hardwood floors + ALL NEW WINDOWS. Exceptional Property!