



**GRASSROOTS**  
REALTY GROUP

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**129 Edgebrook Gardens NW**  
**Calgary, Alberta**

**MLS # A2230710**



**\$999,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,485 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

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

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Peacefully located on a quiet cul-de-sac in sought-after Edgemont, this stunning residence offers a rare combination of high-end craftsmanship, thoughtful design, and premium upgrades. Boasting approximately 3,600 sq. ft. of fully renovated space, this luxury home stands apart with a \$250,000 renovation completed in 2019—an investment that would be significantly higher today to replicate with the same quality and attention to detail. At the heart of the home lies a custom-designed chef's kitchen, a true showpiece of elegance and function. Italian-style cabinetry with precision pull-outs and built-ins, a massive 10-foot quartz island with storage on three sides, and a premium Bosch appliance package—including dual wall and steam ovens, Bosch cooktop, Futuro hood fan, and twin-cooling refrigerator—create a kitchen worthy of a gourmet. A stylish subway tile backsplash and designer lighting elevate the space further. The spa-inspired bathrooms continue the luxurious theme, featuring heated tile floors, custom vanities, and upscale fixtures. Throughout the home, the comprehensive renovation includes updated flooring, doors, lighting, and a refined modern palette that radiates timeless sophistication. From the grand open-to-below foyer to the airy living spaces, natural light fills every corner. The main floor includes a flexible office or formal dining room, while the upper level offers four generously sized bedrooms—including a serene primary suite complete with a luxury ensuite bath. The professionally finished basement is a dream for audiophiles and film enthusiasts. Thoughtfully designed with soundproof sand under the carpet for superior acoustics, rough-in wiring for surround sound, and enhancements such as a custom theatre wall and flexible projector/TV setup, it offers a unique space for entertainment and relaxation.

The lower-level bathroom continues the home's upscale aesthetic with updated cabinetry and fresh finishes. Outdoors, enjoy a private, low-maintenance sloped yard with a large deck and second concrete patio—perfect for hosting, lounging, or letting pets and kids roam freely. Located just 18 minutes from downtown and offering quick access to parks, ravines, major roadways, and the mountains, this home provides both convenience and tranquility. Ample extra parking is available at the front and along the beautifully landscaped greenbelt directly across the street. Additional upgrades include a newer high-efficiency water heater and water softener in 2021, as well as a brand-new roof installed in 2025 featuring Owens Corning Duration shingles with a 40-year manufacturer warranty and a 10-year workmanship warranty for added peace of mind. Homes of this caliber, with such an extensive and tasteful renovation, are rarely available in this established community. Don't miss your opportunity—schedule your private showing today!