



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**82 Edgevalley Close NW**  
**Calgary, Alberta**

**MLS # A2232948**



**\$829,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,077 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot, Street		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Close to Edgemont School, Tom Baines School, and one of the top-ranking high schools-Sir Winston Churchill. Nestled on a quiet street in the heart of sought-after Edgemont, this beautifully maintained 5-bedroom, 3.5-bathroom home offers over 3,000 sq.ft. of living space and an ideal floor plan for family living and entertaining. Step inside to a welcoming living room highlighted by a large bay window that fills the space with natural light. Continue into the dining room, which seamlessly flows into an open-concept kitchen and a cozy second living room. The main floor also features a versatile flex room ideal as a home office or guest bedroom, offering flexibility to suit your lifestyle. Enjoy your morning coffee or summer BBQs on the sunny south-facing deck and backyard that backs onto a serene green space with walking path, a truly peaceful setting. Upstairs, you'll find FOUR generously sized bedrooms, including the primary retreat with an ensuite featuring a jetted soaker tub and separate shower. The upper level offers ample space for the whole family. The finished basement adds even more living space with a spacious family room, the 5th bedroom, a full bathroom. The large storage space with shelving is perfect for organizing seasonal items. Maintenance and upgrades: new basement and bathroom floor, furnace (2013), A/C (2013), roof & siding (2012), 2 hot water tanks, etc. Don't miss this incredible opportunity. Contact your favorite Realtor to book a showing today!