



GRASSROOTS
REALTY GROUP

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

268 Edgeland Road NW
Calgary, Alberta

MLS # A2238871



\$689,000

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,218 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: none

Newly Renovated 4-Level Split Single Family Home in Highly Sought-After Edgemont Welcome to this beautifully renovated 4-level split home, ideally situated in the desirable community of Edgemont. The main suite features updated bathrooms and several newer windows. The open-concept main floor offers a spacious living area, perfect for entertaining, and a bright, open kitchen. Upstairs, you'll find three bedrooms, including a master bedroom with an ensuite bathroom and a relaxing bathtub. Upgrades include: Brand new appliances: stove, refrigerator, and hood fan. Recently renovated illegal walkout basement suite, featuring a full kitchen with quartz countertops, new cabinets, new flooring, fresh paint, new vanity, new windows, and a new bathroom. The basement is bright and open, includes a cozy fireplace, and walks out directly to the backyard. Additional features: Two separate laundry facilities, separate entrances, and two full kitchens, perfect for living upstairs and renting out the basement. Roof replaced in 2017. Water tank is approximately 2 years old. Oversized garage: 23' x 23.3'. Excellent nearby schools: Tom Baines School (2-minute drive) and Sir Winston Churchill High School. Back alley access, offering potential for a future laneway home or additional garage. Convenient location: One-minute walk to public transit and an off-leash dog park. Only an 8-minute drive to Dalhousie LRT station. Close to parks, playgrounds, schools, restaurants, supermarkets, everything you need is nearby! Schedule your private showing today, this opportunity won't last long!