



GRASSROOTS
REALTY GROUP

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99 Edgepark Villas NW Calgary, Alberta

MLS # A2239366

\$749,900



Division:	Edgemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,481 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge ice maker "as-is", Planter with 3 trees

Welcome to this beautifully updated and incredibly rare walkout bungalow villa in the highly sought-after community of Edgemont NW. Perfectly situated in one of the most peaceful and private locations in the complex, this bright unit backs onto a serene green space and courtyard, offering both tranquility and natural beauty from right outside your door. Inside, you'll find a stunning transformation featuring soaring vaulted ceilings and an open-concept layout that's bathed in natural light. The kitchen has been reimagined with the removal of a dividing wall, creating a spacious, airy flow between the kitchen, dining, and living areas. At the heart of the home is a massive quartzite island—ideal for entertaining and everyday living—along with abundant cabinet space and updated finishes throughout. The living room is cozy yet open with a gas fireplace and custom mantle, while a versatile front den offers the perfect space for a home office or additional bedroom. The oversized primary suite is complete with a 4-piece ensuite, including a huge walk-in shower and plenty of storage with a walk in closet. The mud room/laundry with access to the garage completes the main floor. Downstairs, the fully finished walkout basement with a second gas fireplace offers exceptional flexibility—whether it's a rec room, gym, play space, or media lounge, the possibilities are endless. This level also features a second large bedroom, a full bathroom, and an expansive storage/mechanical room. Move-in ready with all the big-ticket items already taken care of: Poly-B plumbing replaced, furnace & A/C (2017), hot water tank(2023), luxury vinyl plank flooring, fresh paint, updated kitchen and bathrooms, and modern lighting/fixtures. Located close to Superstore, Starbucks, shopping, schools, transit, and with easy access to Stoney Trail, this home is a

rare gem that checks all the boxes. Don't miss your chance to own this exceptional villa in Edgemont—schedule your private showing today!