



GRASSROOTS
REALTY GROUP

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

68 Edgewood Drive NW
Calgary, Alberta

MLS # A2239775



\$679,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub, Greenhouse, Playhouse		

Open House Saturday July 19th, 12PM to 3PM Discover the ultimate blend of privacy, style, and unbeatable location at 68 Edgewood Drive NW. Nestled in Edgemont with stunning forest views, this beautifully updated home offers an exceptional lifestyle for families who love space and nature. Step into a bright, open-concept main floor with soaring 8-foot doorways, a grand entrance, and massive windows that flood the space with natural light. The chef-inspired kitchen is loaded with storage (three pantries!), a newer gas range, and an effortless flow for entertaining. Gather around the cozy wood-burning fireplace or host unforgettable dinners in the spacious dining area. Retreat to the luxurious primary suite featuring a modern ensuite and a large walk-in closet. With four bedrooms and three full bathrooms, there's room for everyone, plus a versatile rec room downstairs perfect for a gym, guests, or a playroom. This home has been meticulously cared for and upgraded: new roof and eaves (2021), new main floor windows (2017), upgraded attic insulation (R50), spray-foam insulated basement, brand-new bathrooms, a fully updated kitchen (2025), fresh paint (2025), and more. Move in and enjoy peace of mind with every major detail already done! Outside, unwind in your private backyard oasis complete with a custom patio, hot tub, custom aluminum BC Greenhouse with glass walls and hail proof polycarbonate roof greenhouse with automated watering and vents, and a charming playhouse — an entertainer's dream. The oversized double-long garage offers endless storage and workspace options. Live steps from Nose Hill Park, top-rated schools, playgrounds, tennis courts, bike paths, and the Edgemont athletic club. Easy access to downtown and the mountains makes this a truly unbeatable location. This is more than a home

— it’s a lifestyle upgrade. Move-in ready, packed with high-end upgrades, and set in one of Calgary’s most sought-after communities. Don’t miss your chance to call this Edgemont masterpiece yours!