



GRASSROOTS
REALTY GROUP

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67 Edgebrook Way NW
Calgary, Alberta

MLS # A2245136



\$868,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Open house: Today 1-3pm Beautifully maintained home in a quiet, established neighborhood with park and playground nearby. Offering nearly 3,000 sq ft of total living space, this home features 4+1 bedrooms, 2.5 baths, and a main floor den. The grand two-storey foyer leads to elegant living/dining rooms with 12' ceilings and large windows. The cozy family room includes a wood-burning fireplace and built-ins. The updated kitchen boasts granite counters, stainless steel appliances, and a bright nook. Upstairs offers 4 bedrooms, including a primary suite with walk-in closet, jetted tub, new shower, and tile. Fully finished basement with 5th bedroom, large rec room, and tons of storage. Enjoy a private south-facing backyard and deck. Upgrades: Roof, siding, garage door (2013), Poly-B replaced (2023), water tank (2024). Close to top schools, shopping (Beacon Hill & Country Hills Village), and major roads. Conveniently located with quick access to Shaganappi Trail, Country Hills Blvd, and Stoney Trail, and close to Country Hills Village and Beacon Hill Shopping Centres for all your shopping and dining needs. Top-rated schools nearby include Edgemont Elementary, Tom Baines Junior High, and Mother Mary Greene Catholic School. A perfect family home—don't miss out!