



**GRASSROOTS**  
REALTY GROUP

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248 Edgevalley Way NW  
Calgary, Alberta

MLS # A2249243



**\$900,000**

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,871 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Standard, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Openhouse August 16, 3:30pm to 5:30pm. Welcome to this stunning and exceptionally spacious WALK-OUT BUNGALOW, offering over 1,871 sq. ft. on the main level and more than 3700 sq. ft. of developed living space and an impressive lot size of approximately 7,000 sq. ft! This bright and open home is filled with natural light, featuring a large living room with expansive windows, a generous kitchen with a big breakfast nook, and beautiful ravine views overlooking Simons Valley. The fully developed walk-out basement provides incredible space and offers suite with a potential of legalizing with city approval, perfect for extended family or future rental opportunities. With a total of 5 spacious bedrooms and 3 full bathrooms, this home easily accommodates families of all sizes. Quality finishes include classic oak detailing throughout, while the oversized double attached garage adds convenience and extra storage. Situated in a fantastic location, close to schools, shopping centers, transit, and all amenities, this property combines comfort, functionality, and potential. Don't miss this rare opportunity to own a home of this size and caliber with a walk-out basement and spectacular views!