



GRASSROOTS
REALTY GROUP

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79 Edgeland Road NW
Calgary, Alberta

MLS # A2249284



\$760,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,308 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage

Inclusions: All cabinets, shelving, furniture, garden shed, planters, pots, garden foundation, window coverings, central vacuum system, and garage heater are included in "as-is" condition.

Welcome to this bright and spacious 2-storey home with walkout basement in Edgemont, offering nearly 3,900 sq ft of developed living space. Set on a quiet side street with views of downtown Calgary, this property combines space, function, and comfort. A grand staircase greets you at the front entry, leading into an open floor plan with soaring ceilings, a wall of windows, and abundant natural light. The kitchen features granite counters, freshly refinished cabinets, and stainless steel appliances, opening to the dining area and a sunny main floor balcony/patio. The main floor also includes a private den, full bath, convenient laundry, and a generous primary suite with fireplace, spa-inspired ensuite, and walk-in closet. Upstairs you'll find multiple bonus rooms, a rec room, bedroom, full bath, and a standout feature where the office and master bedroom share access to a second balcony with beautiful city views. The walkout basement adds an art studio, additional bedroom, full bath, and a flexible room that can serve as a guest suite or office with adjoining closet and direct access to the lower patio. The bathrooms have been freshly painted, giving them a crisp, updated feel. Outdoor living shines with a fully fenced backyard finished in Roman pavers from fence to fence, creating a private courtyard perfect for entertaining, complete with a mature crab apple tree and hot tub-ready wiring already in place. With two balconies, multiple patios, and an attached double garage, this home is one of the best values in Edgemont for both price and square footage — move-in ready with thoughtful updates in a fantastic location.