



**GRASSROOTS**  
REALTY GROUP

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**84 Edendale Crescent NW**  
**Calgary, Alberta**

**MLS # A2255472**



**\$1,275,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,252 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Double Vanity, High Ceilings, Jetted Tub, See Remarks, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** na

Tucked away on a quiet crescent, surrounded by mature trees and lush landscaping, this distinguished brick-facade residence offers a rare opportunity to own in one of Edgemont's most desirable enclaves. Pride of ownership shines throughout this private property, set on a 0.20-acre lot with over 5,000 sq. ft. of total living space. Inside, hardwood floors carry through the main level, where a soaring lofted wood-plank ceiling and striking stone-surround fireplace create a warm and inviting focal point. Skylights and expansive windows flood the home with natural light, while the updated kitchen features custom cabinetry, premium finishes, and seamless flow to the dining and living areas. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a spa-like ensuite and generous closet space. The fully finished lower level adds two more bedrooms, a full bath, and versatile living areas ideal for a recreation room, home office, or gym. An attached double garage, multiple gathering spaces, and an expansive landscaped yard complete the offering—perfect for quiet enjoyment or entertaining. Beyond the home, Edgemont offers unmatched convenience and lifestyle. Families will appreciate access to top-rated schools, numerous parks, and scenic walking and biking pathways. Daily errands are effortless with nearby shopping at Edgemont Village, Market Mall, and Crowfoot Centre. Quick access to major routes makes commuting downtown or escaping to the mountains a breeze, while the community's reputation for safety, strong schools, and natural beauty makes it one of Calgary's most sought-after neighbourhoods. Rarely do homes come to market in this pocket of Edgemont. This is your opportunity to enjoy timeless character, modern updates, and an unbeatable location.

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