



GRASSROOTS
REALTY GROUP

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307 Edgebrook Park NW
Calgary, Alberta

MLS # A2256021



\$849,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Beautifully maintained two-storey walk-out home located in the desirable community of Edgemont, just minutes from Edgemont Elementary School and convenient shopping amenities. This fully developed property features hardwood flooring throughout the main level and a bright, open layout. The main floor includes a spacious living room with soaring 16-foot ceilings, a functional kitchen with a walk-in pantry and bayed breakfast nook, a formal dining area, laundry room, and a convenient half bath. Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished walk-out basement offers additional living space with a large family room, recreation area, a fourth bedroom, and another full bathroom—perfect for guests or extended family. The double attached garage is fully insulated and drywalled. The backyard is thoughtfully designed with three tiers: an upper lawn area, a middle level with concrete paving, and a lower gravel section—ideal for low-maintenance living. Recent upgrades include newer exterior finishes such as shingles and stucco, as well as interior improvements like a newer furnace and hot water tank. Prime location close to scenic ravine pathways, parks, and top-rated schools. A fantastic opportunity in a vibrant, family-friendly neighborhood!