



GRASSROOTS
REALTY GROUP

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102 Edgebrook Heights NW
Calgary, Alberta

MLS # A2264073



\$739,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,406 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: storage shelf rack in the garage

Open house Nov 1&2, 1 – 3pm. Welcome to this well-maintained bungalow tucked away in a quiet cul-de-sac in the highly sought-after family community of Edgemont. This charming corner-lot home offers 4 bedrooms, 3 bathrooms, 2 enclosed decks, and a spacious, low-maintenance backyard, offering over 2,500 Sq Ft of finished living space, perfect for family living and entertaining. The bright, open kitchen with a skylight creates a warm and inviting space for cooking and entertaining. The main floor features two generous bedrooms and two full bathrooms, including a primary suite with its own skylight, a stand-alone shower, and a Safe Step tub for added comfort. The fully developed walk-out basement includes an open recreation area, two bedrooms, and a full bathroom. An ideal space for guests or extended family. The backyard offers a large green space perfect for gardening or creating your dream outdoor retreat. Its already wired for a hot tub! Enjoy the convenience of being just minutes from Edgemont Superstore, neighborhood schools, and bus stops, with quick and easy access to major shopping destinations like Co-op, Costco and Market Mall. This property is vacant and ready for quick possession. Homes in this cul-de-sac are rarely available—the last sale here was in 2022. Don’t miss out on this fantastic opportunity—contact your favorite Realtor today to schedule a private showing!