



GRASSROOTS
REALTY GROUP

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8328 Edgevalley Drive NW
Calgary, Alberta

MLS # A2275810



\$1,038,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,404 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot | | |

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|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement: Stove, Fridge, Washer, Dryer, Hoodfan, Electrical Fireplace, Storage Room in Backyard

Welcome to this Beautiful, Expansive 2,404 sq.ft. Walkout Home with a Secondary Suite in the sought-after community of Edgemont. Situated only a stone throw from Edgemont Elementary School, this stunning fully renovated 6 bedroom, 3.5 bathroom family home offers over 3,500 sq.ft. of fully developed space and Sunny South-West Exposure. Extensive Upgrades: 30 New Triple Pane Windows, 2 New Furnaces with Google Nest smart thermostats, New Quartz counters and Dishwasher in Kitchen, Newer Luxury Vinyl Plank flooring through the first 2 levels, Upgraded Main Bath with Newer Tub, Tile & Shower Fixtures, Newer Vinyl Deck, Newer Front and Rear Doors, Newer Washer & Dryer, Newer Hoodfans and Tile Roof. The main floor features a spacious open-concept layout with high vaulted ceilings in the living & dining room, creating a seamless, high-end finish. The beautiful kitchen with sunshine ceiling, new counters & dishwasher, a central island and ample cabinetry for storage. The adjacent dining area offers seamless indoor-outdoor living with access to a new vinyl deck — perfect for relaxing or entertaining, family room with built-in bookshelves and a cozy fireplace, convenient main floor den, half bath and laundry room complete this level. Three spacious bedrooms on the upper level include a large primary suite with high vaulted ceilings, a 5-pc ensuite (double vanity, jetted tub, separate shower) and a walk-in closet, 2 bedrooms share a Jack and Jill 5 pc bathroom complete with a new bathtub and shower fixtures. The fully developed walkout level includes a secondary suite with a large living room with built-ins and a fireplace, a kitchen with new hoodfan, 2 bedrooms, a newer 4 pc bathroom, laundry room with second set of washer/dryer and extra room for storage, and a sun room. Outside, you'll find a private, fully landscaped & fenced backyard

with mature trees offering a serene outdoor retreat. This exceptional home offers the rare combination of modern upgrades in a mature community, just steps from top-rated schools, Tennis Courts, shopping centers, Nose Hill Park, and Transit. Easy commute to downtown, the University of Calgary, Foothill & Children's Hospital, Market Mall and All Major Routes. An absolute must-see in Edgemont.