



**GRASSROOTS**  
REALTY GROUP

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**266 Edgepark Way NW  
Calgary, Alberta**

**MLS # A2276555**



**\$749,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Edgemont   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,043 sq.ft.   | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, Driveway, Private Electric Vehicle Charge |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot  |               |                   |

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, High Ceilings, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Wow! Location! Spacious 4-Bedroom Home in Sought-After Edgemont NW with Top-Tier School Designation Welcome to this beautifully maintained and updated home in the prestigious Edgemont community—one of Calgary's most desirable NW neighborhoods, zoned for the highly acclaimed Sir Winston Churchill High School. Sitting on a generous 5,800 sq. ft. lot, this 4-bedroom, 2.5-bathroom including a main floor bedroom ideal for guests or home office offers 2,000 sq. ft. above grade of thoughtfully designed living space. The home features a timeless fresh paint stucco exterior, newer windows, upgraded electrical outlets & switches for a polished, modern look. and a widened driveway that comfortably accommodates up to 3 vehicles. Insulated double attached garage with 220V power, perfect for electric vehicle charging. Step inside to soaring vaulted ceilings in the formal living room and a grand front entry with a brand-new chandelier. The bright kitchen is a chef's delight with quartz countertops, a movable central island, stainless steel appliances, and new LED track lighting. A cozy family room with a fireplace and custom built-in bookshelves offers a perfect space to unwind. Main floor also come with a laundry room with lots of storage and a two-piece washroom. Enjoy year-round indoor-outdoor living in the custom Sunroom, leading to a large wooden deck and fenced backyard, ideal for entertaining or relaxing in your private outdoor retreat. Upstairs: the spacious master bedroom features a 4-piece ensuite with a jacuzzi jet tub and a walk-in closet, plus two additional bedrooms and another full bathroom. All bedrooms upstairs come with brand-new light fixtures. Partially finished basement with room to expand or customize. Close to top schools, Superstore, parks, church, transit, and all major amenities. This well-appointed family

home checks all the boxes—space, style, and a location that’s hard to beat! Call today before it's gone.