



**54 Edgeland Close NW
Calgary, Alberta**

MLS # A2290490



\$734,900

Division:	Edgemont		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,394 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Back Lan		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	n/a		

Discover 54 Edgeland Close NW—a beautifully maintained villa-style home in the prestigious Summit Point Estates of Edgemont. Perfectly positioned backing directly onto lush greenspace, this rare property offers breathtaking city and valley views from your private east-facing deck and select main-level windows. Enjoy unparalleled privacy and tranquility surrounded by mature trees, rolling green belts, and natural beauty—all steps from everyday conveniences. Completely updated throughout with fresh neutral décor, high-end plantation shutters on every window, and exquisite Brazilian Tigerwood hardwood flooring flowing seamlessly through most of the main floor. The home features a brand new high-efficiency furnace, central air conditioning, newer shingles and fresh exterior paint for lasting curb appeal and worry-free ownership. The sun-filled main level welcomes you through a large front entrance with vaulted ceilings and generous windows framing beautiful views. Open-concept living and dining area flows to a living room anchored by a gas fireplace featuring elegant oak mantle and stone facing, complemented by oak built-in bookshelves adding character and function. The chef's kitchen offers abundant oak cabinetry, granite countertops, stainless steel appliances, large pantry, in-floor heating for comfort, and garden door to east-facing balcony with gas BBQ hookup—ideal for outdoor dining. Both balcony and lower deck feature new Duradek surfaces for fresh, durable, low-maintenance enjoyment. The oversized primary bedroom easily accommodates king-sized bed with 4-piece ensuite featuring in-floor heating. A main-floor office/den with custom oak built-ins provides versatile quiet workspace, while convenient 2-piece bath combined with laundry completes this well-designed level. The fully developed walk-out lower level offers 9-foot

ceilings, full in-floor heating, sliding door to lower deck, and bright open layout perfect for relaxing or entertaining. The family room showcases gas fireplace with oak mantle and brick facing plus oak built-ins for warmth and charm. Two generous bedrooms and 4-piece bathroom provide comfortable guest or family accommodation, while massive storage areas with extensive shelving and cabinetry ensure effortless organization. Step out to private west-facing decks—ideal outdoor retreats for relaxing, entertaining, or soaking in spectacular city and valley vistas. Summit Point Estates delivers vibrant yet peaceful condo living with meticulously maintained common areas and easy access to Edgemont's shops, restaurants, transit, schools, and extensive pathway network. This turnkey villa combines exceptional updates, premium oak finishes, vaulted ceilings, large front entrance, comprehensive in-floor heating, central air conditioning, unbeatable greenspace position, and postcard-worthy views representing one of the finest offerings in Calgary's most coveted northwest enclaves.