



**15 Edgeland Mews NW
Calgary, Alberta**

MLS # A2295037



\$708,800

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,614 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Tucked into a quiet cul-de-sac on a MASSIVE pie lot in one of Edgemont’s most sought-after pockets, this awesome 4-bedroom 2.5 bath 4-level split offers the space, comfort, and family-friendly layout you’ve been searching for. With three levels above grade, every corner of this home feels bright, open, and connected, yet still offers the separation you need for real life. Step inside to discover hardwood floors, neutral tones, and a sense of calm that instantly feels like home. The renovated kitchen is a standout, complete with a charming herb window that fills the space with natural light. The adjoining dining room opens through French doors to the rear deck, ideal for indoor-outdoor living. Upstairs, the bedrooms are generously sized, including a primary suite with its own 3-piece ensuite. Enjoy a finished third level with a large family room, 4th bedroom, and a convenient 2-piece bath. The fully developed fourth level reveals a spacious rec room and laundry/utility area with a workbench for those home projects. Furnace and windows are less than 10 years old. The showstopper backyard is fully fenced for kids, pets, gardeners, and anyone who loves to entertain. There’s room for everything—trampolines, gardens, firepits, you name it. With a two-car attached garage, a welcoming interior, and a location that puts you steps from Superstore, schools, parks, and transit, this home checks every box and is ready for its next chapter!