



**31 Edgepark Way NW
Calgary, Alberta**

MLS # A2304025



\$799,900

Division:	Edgemont		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,856 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Dry Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge in the garage

Beautifully updated 5-level split in prestigious Edgemont, backing onto Greenspace with private gate access. This exceptional family home offers 4+1 Bedrooms, 3 Baths, and over 2,844 sq ft of total developed living space. With extensive upgrades and a highly functional layout, this is a rare opportunity in one of Northwest Calgary's most sought-after communities. Step inside the main living space and be greeted by soaring 10' vaulted ceilings over the Living Room and Dining Room, creating a bright, open atmosphere and refreshing airflow throughout the home. Durable Vinyl Plank flooring runs throughout the Main level, while large windows enhance the spacious feel. The beautifully renovated Kitchen is both stylish and functional, featuring quartz countertops, full-height cabinetry, stainless steel appliances, gas stove, modern backsplash, and peninsula seating. Large windows above the sink overlook the backyard and Greenspace beyond. The sunny West-facing Nook opens through patio doors to the fully fenced and low maintenance backyard oasis with mature trees, terraced stonework, and direct gate access to Greenspace and Tom Baines School. The two-tier Deck offers multiple seating areas to relax and enjoy the peaceful setting with no neighbors behind. A few steps down, the inviting Family Room features a stone fireplace and 3 tall windows framing backyard views. This level also includes a Bedroom and full 3-piece Bath, ideal for elderly family members, guests, or a private home office. Upstairs offers 3 Bedrooms and 2 full Baths. The spacious Primary Bedroom includes 3 windows, a walk-in closet, a ceiling fan, and a 4-piece ensuite with double vanity and an oversized shower. Two additional well-sized Bedrooms are served by another 4-piece Bath. The lower level features a generous Recreation Room with a dry

bar, plus an additional Bedroom—perfect for teenagers, hobbies, or guest space. The basement level provides a large Flex Area ideal for a home gym, games room, studio, or media room. Major upgrades include Roof (2023), High-Efficiency Furnace (2024), Vinyl flooring (2022), upper and lower carpet (2022), renovated Kitchen (2022), updated range, dishwasher, washer and dryer (2023/24), and pot lights throughout the Main and Upper floors. Located close to parks, pathways, transit, shopping, and top-rated schools including Edgemont School, Tom Baines School, and Sir Winston Churchill High School. Quick access to Shaganappi Trail, Crowchild Trail, John Laurie Boulevard, and Stoney Trail makes everyday commute a breeze. Book your private showing today!