



**26 Edgebrook Park NW
Calgary, Alberta**

MLS # A2159665



\$888,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Outdoor Shed, Deep Freeze (Basement), Security Window Shutters(Basement)

Introducing a never-before-listed, meticulously cared-for 3-bedroom, 2.5-bathroom walkout 2-storey family home located in the sought-after northwest community of Edgemont. From the moment you step through the door, you're embraced by a warm sense of family, love, and countless cherished memories. This home welcomes you with soaring vaulted ceilings and a charming winding staircase, offering a sense of comfort and elegance. The main level is bathed in natural light from the floor-to-ceiling windows in the front family room, creating a bright and airy atmosphere. The cozy living room is the perfect spot for family movie nights or unwinding after a long day. The all-white renovated kitchen (2017) features modern S/S Appliances, Quartz Countertops, and a versatile Moveable Island. Enjoy your meals in the sunlit dining nook, which offers breathtaking views of the lush greenspace ravine. Step out onto the back balcony and soak in the panoramic views, stretching from east to west—your serene oasis where you can spend countless summer nights stargazing and savoring the tranquility of urban living. The main level also includes a versatile den area that can be used as a reading nook or transformed into your new home office. Upstairs, you'll find the spacious Master Retreat, complete with room for a King-Size bed, a 4-piece ensuite, and a generous Walk-In closet. Two additional Well-Sized Bedrooms and a separate 4-piece Bathroom complete the Upper Level, along with a Bonus Room ideal for an Office, Children's Play Area, or Home Gym. The undeveloped Walkout Basement is a blank canvas, ready for your creative vision—whether it's a teen retreat, home theatre, or even a wine room. The meticulously Manicured Yard offers year-round enjoyment, and with no rear neighbors, you'll enjoy the Peaceful Greenspace right in your

backyard. Notable upgrades include Engineered Hardwood (2017) on the main level , Luxury Vinyl (2017) in all bathrooms and the mudroom, a High-Efficiency Furnace & Hot Water Tank (2024), 2 Toilets (2017) and 1 Toilet (2024). Prime Location! Walking distance to playgrounds, Co-Op, miles of walking paths, and public transit. Minutes from Nose Hill Park, Three Schools, and Superstore. Easy access to Shaganappi, Country Hills Blvd, and Stoney Trail. Homes of this caliber are a rare find and I promise, this one won't last long. Call your favorite realtor and book your showing today!