



GRASSROOTS
REALTY GROUP

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8 Edgeland Bay NW Calgary, Alberta

MLS # A2198191



\$839,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,607 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: Venetian Blinds are included

Nestled in the highly sought-after community of Edgemont, this beautifully renovated home offers 1,600 sq. ft. of refined main-floor living space, seamlessly blending style and comfort. Thoughtfully designed with a neutral color palette and elegant new flooring, this residence exudes timeless sophistication. The open-concept living and dining area, enhanced by a grand bay window, is bathed in natural light—creating the perfect setting for hosting intimate gatherings or lively celebrations. The well-appointed kitchen boasts ample counter space, abundant storage, and effortless access to the adjoining sunken family room, where a cozy fireplace invites relaxation. Step outside onto the sun-drenched deck—an idyllic retreat for unwinding with a cool drink while enjoying the warmth of the afternoon sun. The serene primary suite is a true sanctuary, complete with his-and-hers closets, a private ensuite, and exclusive access to the upper deck—offering a peaceful escape. Two additional spacious bedrooms, a full bath, and a dedicated laundry room complete the main floor. The fully finished walkout basement is designed for versatility and entertainment, featuring a sprawling recreation room perfect for game nights and gatherings. A generously sized fourth bedroom with an attached sitting area provides a comfortable retreat—ideal for teens or guests (Windows in Basement Bedroom may not be to today's Code). A half bath and an expansive utility room with built-in shelving offer exceptional storage and workspace. Step outside to the beautifully landscaped, south-facing backyard—fully fenced (Composite Low Maintenance Fencing) for privacy, with a concrete patio and a spacious pie-shaped lot, perfect for outdoor activities or a charming garden oasis. Situated on a quiet cul-de-sac, this home is just moments from parks, pathways,

top-rated schools, and local amenities. Plus, with Nose Hill Park's breathtaking landscapes and extensive trails just steps away, nature lovers will relish the unparalleled access to outdoor adventures. With its prime location and thoughtful design, this home is a rare gem—offering an unparalleled lifestyle of comfort and convenience. Great opportunity to add your own Modern Flare with Upgrades to suit your needs and wants! Call your favorite Realtor to come view today.