



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**296 Edgebank Circle NW**  
**Calgary, Alberta**

**MLS # A2201472**



**\$824,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Exceptional Location in Edgemont Discover unparalleled value in this beautifully maintained 2-storey home, perfectly situated on a peaceful street with no sidewalks to shovel. This prime location offers unparalleled convenience, being within walking distance to Edgemont School, shopping centers, gas stations, coffee shops, restaurants, scenic walking paths, and the renowned Nose Hill Park. Just minutes away are Superstore, Hamptons Co-op, Hamptons Golf Club, and the new TNT Supermarket in Sage Hill. Step into the tiled entrance, featuring soaring 2-storey ceilings and an elegant circular staircase with oak railings, setting the tone for this impressive home. The main floor boasts gleaming hardwood floors in the spacious living, dining, and family rooms, while the kitchen features tile flooring, a large eating nook, and plenty of space for culinary creativity. A convenient 2-piece bath and a mudroom with laundry complete the main level. The family room, anchored by a cozy fireplace and built-in oak cabinetry, is perfect for gatherings. Ascend the stunning circular staircase to the second floor, where you'll find three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 5-piece ensuite. A skylight brightens the 4-piece main bathroom, and the oversized second bedroom provides versatile space for your needs. The developed basement expands your living options with a large bedroom, a 3-piece bath, a family room, and a flexible great room or gym area. Additional upgrades include a new furnace (2022), a newer hot water tank, and a newer roof, ensuring peace of mind for years to come. Step outside to enjoy the backyard oasis, complete with a large brick patio—perfect for relaxation and outdoor entertaining. Nestled in the sought-after community of Edgemont in NW Calgary, this home offers easy access to green spaces,

walking and bike paths, Nose Hill Park, tennis courts, fitness facilities, and top-rated schools, including Edgemont School, Tom Baines Junior High, and Sir Winston Churchill High School. Commuting is effortless with major routes such as John Laurie Boulevard, Crowchild Trail, and Stoney Trail, providing quick access to the University of Calgary, Dalhousie LRT station, Foothills Hospital, downtown, the airport, and shopping hubs like Cross Iron Mills, Beacon Hill (with Costco), and more. Don't miss this opportunity to live in one of Calgary's most desirable neighborhoods. Book your private viewing today!