

\$779,000 - 62 Edgebrook Heights Nw, Calgary

MLS® #A2240960

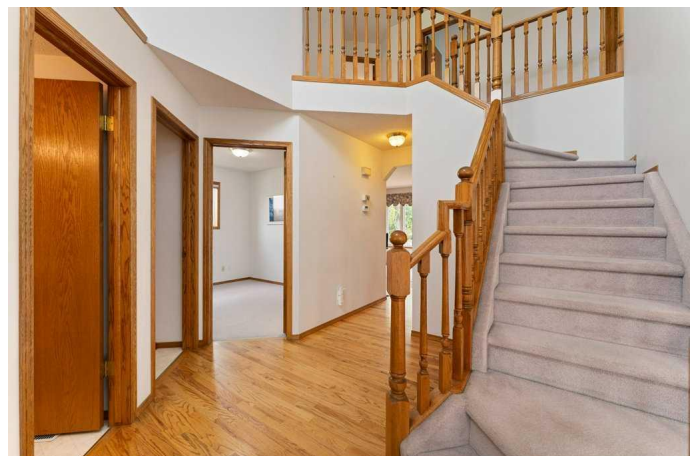
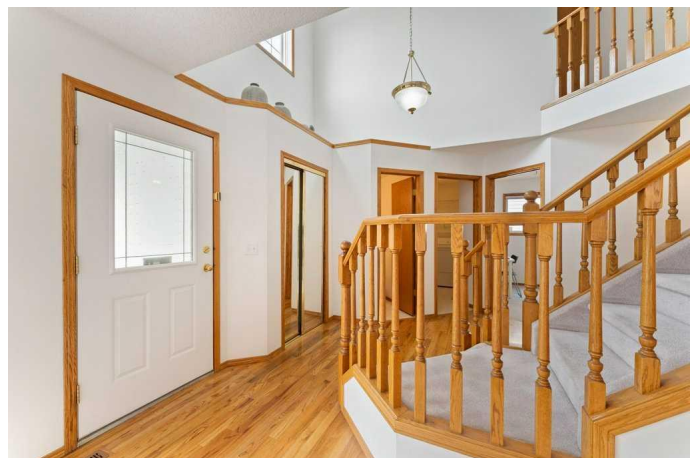
\$779,000

4 Bedroom, 3.00 Bathroom, 2,075 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

A thoughtfully designed 4-bedroom, 2.5 bathroom detached home that offers the perfect balance of space and serenity. Backing onto lush green space with a walking path, this property offers rare privacy and tranquil views from your own backyard. Step inside to discover a bright and welcoming main level, featuring large windows, a spacious living room and dining room, perfect for entertaining guests or enjoying family time. There's a seamless flow into the open-concept kitchen, beautifully finished with lots of natural light, a large walk-in corner pantry, and a cozy breakfast nook. Just off the kitchen, you'll find the family room, complete with a gas fireplace and beautiful built-in bookcases, ideal for relaxing evenings. You'll also find a dedicated main floor office, ideal for remote work, a homework zone, or even as a versatile spare room! The laundry room is conveniently tucked away on the main floor near the garage entry for added functionality. Upstairs, the primary bedroom offers a peaceful escape with a spacious layout, a walk-in closet, and a private ensuite with a separate stand-up shower. 3 additional, generously sized bedrooms and another full bathroom provide plenty of space for the whole family. In the basement, you'll find an unfinished space with rough-in plumbing for a bathroom. A blank canvas for you to design the basement of your dreams! Step outside to your beautiful backyard, complete with a newly built deck that opens directly onto sprawling green space and a



walking path, no neighbors right behind you! Whether you're enjoying morning coffee on the deck or a quiet relaxing evening, this outdoor area is a rare and relaxing bonus. Prime location! This home is located near a variety of schools and shopping centers. Schools: Tom Baines, Winston Churchill, St. Jean Brebeuf, St. Francis. Nearby Shopping: Superstore, T&T Supermarket, Costco ...and more! Extra Features Include: New air conditioner, brand new shingles, brand new siding, attached double garage, three new windows, tasteful finishes throughout, quick access to the ravine for leisure walks, rough-in for a security system, excellent curb appeal with well-kept landscaping and located on a quiet, family-friendly cul-de-sac. Don't wait on this one, book your showing today!

Built in 1996

Essential Information

MLS® #	A2240960
Price	\$779,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,075
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	62 Edgebrook Heights Nw
Subdivision	Edgemont
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3A 5M5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Greenbelt, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	46
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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