

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

MLS® #A2240960

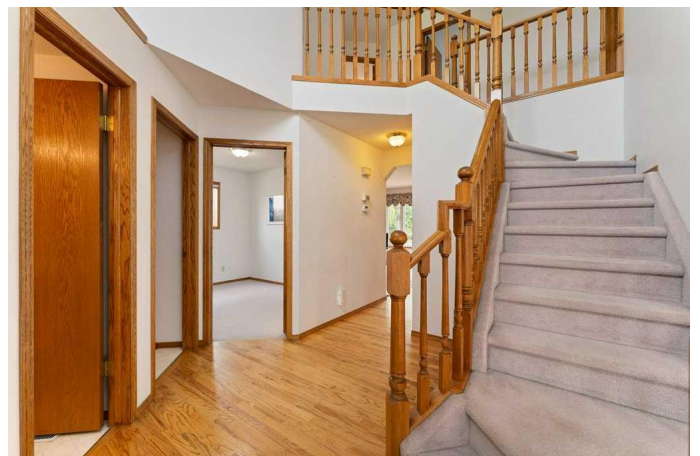
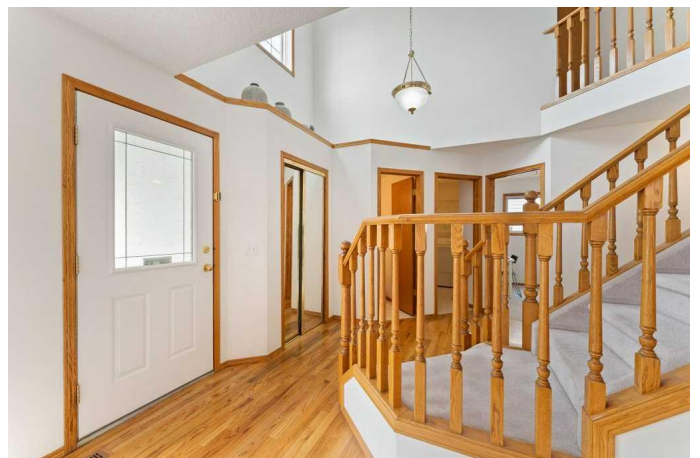
**\$779,000**

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, Low Maintenance Landscape, Greenbelt |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding                                                |
| Foundation        | Poured Concrete                                             |

### Additional Information

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

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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