

127 Edgewood Drive NW
Calgary, Alberta

MLS # A2170225



\$920,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	1984 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully upgraded home in the desirable community of Edgemont. Situated on a quiet street and backing onto a serene green space, this spacious 2-storey home offers the perfect blend of modern elegance and comfortable family living. The main floor boasts a bright and open layout featuring a formal dining room, front great room with large south facing windows and a cozy living room with a wood burning fireplace. The gourmet kitchen is a chef's dream, complete with quartz countertops, a peninsula island, built-in stainless steel built-in appliances, white cabinetry, and an induction cooktop stove. Enjoy views of the expansive backyard through the bay window, which highlights the charming stone accent wall. The kitchen also offers extra built-ins, including a beverage fridge. Also included on the main level is the powder room and a convenient rear mudroom with upgraded laundry area. Upstairs, you'll find three generously sized bedrooms, including a huge primary bedroom with a walk-in closet and a luxurious 4-piece en-suite featuring in-floor heating, a soaker tub and a curb-less walk-in shower. The upper level also features vaulted ceilings with wood paneling and a versatile central room with a built-in desk and bookshelves—ideal for a home office or study area. The main 3-piece bathroom is perfect for the kids and they will love the space of their own. The fully developed basement adds even more living space with a 4th bedroom, a den, a recreation room, family room and a 3-piece bathroom with another curb-less walk-in shower. Step outside to your private oasis: a large backyard with a partially covered deck, a storage shed, and a play structure—all backing onto peaceful green space. The double attached garage completes this incredible package. This home has been meticulously updated with modern light

décor, new paint, upgraded bathrooms, stylish lighting, and flooring throughout. With central air conditioning and a newer furnace this property offers everything you need for comfortable, upscale living. Don’t miss this opportunity to own a truly special home in one of Calgary’s most sought-after neighborhoods!