

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

MLS® #A2240960

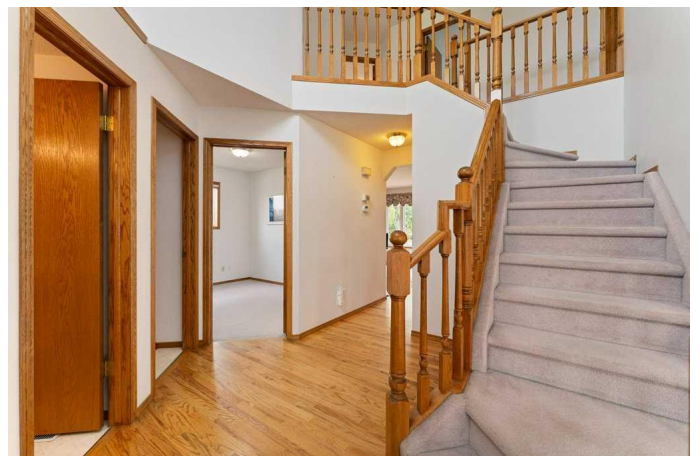
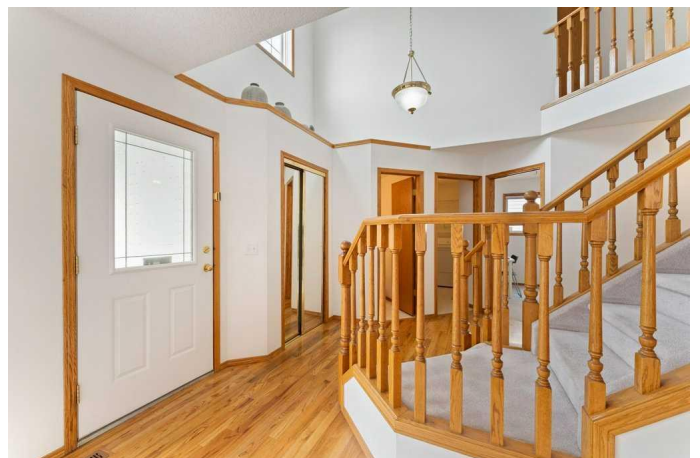
**\$779,000**

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 | 30              |
| Zoning         | R-CG            |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.