

## 99 Edgepark Villas NW Calgary, Alberta

MLS # A2239366



# \$774,900

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fsn on stove "as-is", fridge ice maker "as-is", Planter with 3 trees

\*\*\*Open House Sunday July 20, 1-3pm\*\*\*Welcome to this beautifully updated and incredibly rare walkout bungalow villa in the highly sought-after community of Edgemont NW. Perfectly situated in one of the most peaceful and private locations in the complex, this bright unit backs onto a serene green space and courtyard, offering both tranquility and natural beauty from right outside your door. Inside, you'll find a stunning transformation featuring soaring vaulted ceilings and an open-concept layout that's bathed in natural light. The kitchen has been reimagined with the removal of a dividing wall, creating a spacious, airy flow between the kitchen, dining, and living areas. At the heart of the home is a massive quartzite island—ideal for entertaining and everyday living—along with abundant cabinet space and updated finishes throughout. The living room is cozy yet open with a gas fireplace and custom mantle, while a versatile front den offers the perfect space for a home office or additional bedroom. The oversized primary suite is complete with a 4-piece ensuite, including a huge walk-in shower and plenty of storage with a walk in closet. The mud room/laundry with access to the garage completes the main floor. Downstairs, the fully finished walkout basement with a second gas fireplace offers exceptional flexibility—whether it's a rec room, gym, play space, or media lounge, the possibilities are endless. This level also features a second large bedroom, a full bathroom, and an expansive storage/mechanical room. Move-in ready with all the big-ticket items already taken care of: Poly-B plumbing replaced, furnace & A/C (2017), hot water tank(2023), luxury vinyl plank flooring, fresh paint, updated kitchen and bathrooms, and modern lighting/fixtures. Located close to Superstore, Starbucks, shopping, schools, transit, and with easy

access to Stoney Trail, this home is a rare gem that checks all the boxes. Don't miss your chance to own this exceptional villa in Edgemont—schedule your private showing today!