

315 Edgebank Place NW  
Calgary, Alberta

MLS # A2215200



**\$1,020,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Edgemont  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,219 sq.ft.  | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.19 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Pie Shaped |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Tile  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, See Remarks, Stone Counters, Vaulted Ceiling(s) |                   |      |

**Inclusions:** green house, some firewood will stay, freezer is negotiable

Tucked away in one of Edgemont's most sought-after locations, this beautifully maintained family home sits on a large, pie-shaped lot at the end of a quiet cul-de-sac, offering rare privacy and direct access to a green space and children's playground. The setting is truly exceptional—perfect for families all within one of NW Calgary's most desirable communities. From the moment you arrive, the home's charming curb appeal and spacious lot make a lasting impression. Inside, soaring 18-foot ceilings and hardwood floors create a warm and inviting atmosphere. The heart of the home is a fully updated kitchen, with cabinetry, gleaming white quartz countertop and a farmhouse sink overlooking the backyard. The kitchen flows seamlessly into a cozy family room with a stunning timeless brick fireplace—ideal for everyday living and entertaining. Upstairs, you'll find a versatile loft space, three generous bedrooms, and a serene primary retreat complete with a walk-in closet and four-piece ensuite. The fully finished basement extends the home's functionality with a large recreational/media room, wet bar, a fourth bedroom, fifth bedroom/flex room, three-piece bathroom, and an ample storage room. Step outside to enjoy a sunny, west-facing backyard complete with a new stone patio (2024), greenhouse, updated underground sprinkler system (2023), —all perfect for relaxing or entertaining. Additional recent upgrades/features include knockdown ceilings on the upper level, garage enhancements with epoxy flooring and a new garage door, a gas BBQ line to the deck, 2025 furnace update (heat exchanger and igniter) and updated appliances including microwave and dishwasher. Energy efficiency has also been thoughtfully addressed with an insulation upgrade that included R30 attic loose fill, 2lb spray

foam insulation in cantilevers and rim joists and thermal barrier coating. Just steps to Edgemont Elementary School and the vibrant community centre, this home offers an unbeatable blend of location, lifestyle, and pride of ownership in one of Calgary's most family-friendly neighbourhoods. Families will appreciate the nearby Winter Club, Edgemont Athletic Club, and it's central location for children's activities. Don't miss this rare opportunity, click on media for the video and book your private viewing today!