

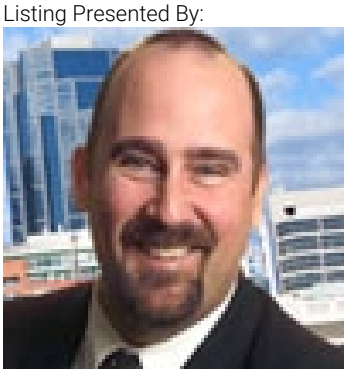
313 Edgebank Circle Calgary Alberta

$1,099,900

Some homes have renovations; others reflect an uncompromising commitment to quality in virtually every detail. Welcome to 313 Edgebank Circle NW, an exceptional Edgemont family home with over $500,000 in documented improvements. From premium materials and custom craftsmanship to luxury fixtures and finishes, quality is evident throughout.Set on a quiet, family-friendly street backing onto treed green space, this home enjoys winding pathways, park benches and quick access to a nearby playground. An elementary school with an expanded, upgraded playground is just around the corner, with a junior high also nearby in Edgemont--an outstanding setting for families.The quality extends beyond what you see. Major improvements include complete replacement of Poly-B plumbing with PEX, James Hardie board siding, 21 replacement vinyl windows, Class 4 roof shingles, upgraded foundation drainage and waterproofing, and a premium Trane heating and cooling system with heat pump and air conditioning. A Rinnai tankless hot water system adds comfort and efficiency.The kitchen showcases thoughtful design and exceptional craftsmanship, with custom cabinetry featuring MDF uppers, maple lower cabinets and pantry, dovetailed hickory drawer boxes, luxury hardware, extensive soft-close pullouts and premium granite countertops. Custom lighting and excellent storage complement a Bosch induction range and speed oven, Frigidaire Professional refrigerator, and Miele dishwasher and hood fan. The open kitchen and family room flow together beautifully, with Mirage White Oak engineered hardwood flooring throughout and a gas fireplace creating a warm, inviting gathering space.Upstairs, the professionally remodelled primary ensuite offers a spa-like retreat with Italian porcelain tile, an expanded custom shower with rain shower and handheld fixtures, heated floors, quartz countertops, glass vessel sinks,...

4pc Bathroom 7.17 Ft x 9.50 Ft
5pc Bathroom 14.08 Ft x 15.08 Ft
Bedroom 9.25 Ft x 14.50 Ft
Bedroom 9.25 Ft x 14.42 Ft
Primary Bedroom 14.33 Ft x 20.75 Ft
Storage 13.83 Ft x 9.25 Ft
Furnace 11.25 Ft x 14.33 Ft
2pc Bathroom 5.42 Ft x 8.25 Ft
Breakfast 9.58 Ft x 7.00 Ft
Dining room 15.08 Ft x 11.08 Ft

Listing Presented By:



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4pc Bathroom 8.67 Ft x 6.33 Ft

Bedroom 12.42 Ft x 9.92 Ft

Bonus Room 19.92 Ft x 11.00 Ft

Recreational, Games room 15.33 Ft x 20.17 Ft

Family room 19.00 Ft x 14.00 Ft

Kitchen 19.50 Ft x 12.17 Ft

Living room 16.50 Ft x 17.33 Ft

Other 6.67 Ft x 8.25 Ft