



GRASSROOTS
REALTY GROUP

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7047 Edgemont Drive NW
Calgary, Alberta

MLS # A2230579



\$884,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Double Vanity, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: Storage sheds (3), "elevator/lift", TV bracket, shelving & cabinets in garage

Exceptional LOCATION , backing onto John Laurie PARK & walking distance to bus stops & the Edgemont Athletic Club is this warm & inviting two storey…with a total of 4 bedrooms + den, 2 fireplaces & central air, maintenance-free deck & surrounded by wide open VIEWS OF THE ROCKY MOUNTAINS , Canada Olympic Park & downtown. First-time offered for sale in 45 years, this wonderful one-owner home enjoys extensive wood paneling & bright open rooms, 2.5 bathrooms, oak kitchen with stainless steel appliances & truly incredible backyard with winding gardens & beautiful flowers. The perfect home for both raising a family & entertaining, you will love the expansive open concept living & dining room with vaulted ceilings & mirrored feature wall, which leads into the sunny dining nook with wall-to-wall windows & tile floors, oak kitchen with loads of cabinet space & access onto the backyard deck. The stainless steel appliances include a Bosch dishwasher & LG stove/convection oven, plus an over-the-range Maytag microwave/hoodfan. From the kitchen, step down into the cozy family room with its wood paneled walls & stone-facing fireplace…the ideal spot to relax after a long day. Upstairs there are 4 lovely bedrooms & 2 full bathrooms; the primary bedroom is a tremendous size & has 2 mirrored closets, ensuite with walk-in shower & its own private balcony overlooking the backyard. The family bathroom has 2 sinks & built-in shelving, with an adjoining laundry room with Kenmore washer & dryer. The lower walkup level – with separate access to the backyard, is finished with a large rec room with wood-burning fireplace, lounge/games room & loads of extra space for storage. On the main floor there is also a home office with built-in shelving. Additional features include Hunter Douglas blinds, skylight in the foyer, clay tile roof, 2 furnaces & 2

air conditioning units, garage with built-in cabinets & shelves, beautifully landscaped front patio & a gardener’s dream backyard complete with 3 storage sheds, 2-level composite deck with gas BBQ line & pergola. An absolutely fantastic home here in Phase I of Edgemont Estates, just minutes to neighbourhood shopping & schools, Edgemont Disc Golf Course, sports fields & quick easy access to Dalhousie Station LRT, major retail centers, University of Calgary, hospitals & downtown.