



GRASSROOTS
REALTY GROUP

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44 Edcath Rise NW
Calgary, Alberta

MLS # A2271440



\$1,099,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Rubber

Basement: Full

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Solar Panels, Garage Shelving, Second refrigerator in basement negotiable, Sprinkler System as is

Welcome to 44 Edcath Rise NW in the beloved community of Edgemont—where this warm, inviting family home feels especially magical during the holidays. Set on a sunny, large pie-shaped lot backing onto green space & school, this property offers over 3,500 sq. ft. of developed living space, four bedrooms, and three-and-a-half bathrooms. Inside, vaulted ceilings, skylights, and oak hardwood flooring create a bright, festive atmosphere. The spacious living and dining areas are perfect for holiday gatherings, while the beautifully renovated kitchen features a large island, high-end appliances, and a cozy nook with access to the backyard—complete with a tiered deck, plenty of play space, and a charming treehouse. The family room’s wood-burning fireplace adds classic Christmas warmth. A half bath and a well-organized massive mudroom complete the main floor. Upstairs offers three generous bedrooms, including a serene primary suite with a spa-like ensuite and a walk-in closet. The fully finished basement provides even more space for games, movie nights, or hosting guests, with a large rec room, bedroom, 3-piece bath, laundry area, and abundant storage. Recent updates include kitchen, newer windows, rubber roof, furnace, hot water tanks, insulation—and solar panels with a 25-year warranty, offering excellent long-term savings on electricity. With an oversized driveway, attached double garage, and close proximity to schools, transit, and amenities. This is the perfect Holiday gift for the entire family. Schedule your viewing today—your dream home is waiting!