



GRASSROOTS
REALTY GROUP

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980 Edgemont Road NW
Calgary, Alberta

MLS # A2273950



\$1,200,000

Division:	Edgemont		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,551 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY Dec 20 (11:00am-1:00pm). Discover unparalleled elegance in this fully renovated home, ideally situated on a quiet street in the sought-after Edgemont Estate, with a premium location that backs directly onto Nose Hill Park. This unique five-level split offers over 2,900 square feet of developed living space, featuring high-end design and finishes throughout, including a new roof and downspouts for ultimate peace of mind. The spacious layout accommodates four generous bedrooms and three-and-a-half luxurious bathrooms. Enjoy the seamless flow of durable engineered hardwood flooring installed throughout the main living areas, complemented by a gourmet kitchen boasting sophisticated quartz countertops and brand-new appliances, including an induction stove and air fryer. Adjacent to the kitchen is a bright breakfast nook, a half bath, and the dedicated laundry room. The main level features two bright living rooms, one with a dedicated sun-soaked sitting area, and outside, a large deck off the front entrance welcomes guests. The private upper level hosts the primary retreat, which includes its own gorgeous sunroom—the perfect spot for morning coffee—and plus three additional bedrooms. The beautiful backyard provides direct access to the walking path around the hill park behind the house. It features a perennial garden and professional landscaping designed for loads of fresh cut flowers throughout the summer, all easily maintained by the underground sprinkler system. Finally, the oversized heated garage completes this remarkable, turn-key property.