



GRASSROOTS
REALTY GROUP

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40 Edforth Road NW
Calgary, Alberta

MLS # A2276272



\$749,900

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,534 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Rectangular Lot | | |

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|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Chandelier, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sauna, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: All sold in "AS-IS" condition

First time offered in years, this well-loved Edgemont home - originally owned by the BUILDER - offers an excellent opportunity for new owners to enjoy this house and this GREAT location! This LARGE home offers 2534.01 sq ft above grade. 3 bedrooms - 3 $\frac{1}{2}$ bathrooms plus TWO wood burning fireplaces. LARGE floor to ceiling front windows ensures this home is filled with SOUTH light throughout the day! The main floor features gleaming hardwood floors, a formal living room with soaring 20-ft vaulted ceilings with tongue-and-groove wood ceiling, spacious dining room for all those special meals, eat-in kitchen with island and window above the sink - so you can prepare dinner and watch your kids - or your DOGS! - in the backyard. Sunken family room with wood-burning fireplace for those cozy winter nights. Wet bar area for entertaining - plus patio doors allowing direct access to the deck. Super convenient main floor laundry, access to your double ATTACHED / OVERSIZED garage and a 2-piece bath finish this level. Head up to the second level via the dramatic staircase! Nice landing at top of stairs makes it feel roomy and spacious. Plus vault allows you to feel connected with that beautiful front room at all times! LARGE primary bedroom with BALCONY, 4-piece ensuite, walk-in closet and attached den or "flex" space with another fireplace - open to below! Two additional good sized bedrooms and a 4-piece bath complete the top level. Basement is wide open and ready for your creativity. The windows in this lower area are LARGE and bring in loads of natural light. Exceptionally well cared for, this is a true LEGACY home with strong bones and outstanding potential. Enjoy close proximity to Nose Hill Park, one of Calgary's largest urban parks - offering extensive pathways, open green space and sweeping city and mountain views. A lifestyle

bonus for people that enjoy daily walks and outdoor recreation. Located in Edgemont, a highly regarded NW community known for its elevated setting, mature trees, strong schools and excellent access - without the impact of busy roads. SO quiet here on this street - but close to major roadways to get in and out of community. Be at the airport OR downtown in 20 mins! A neighbourhood valued for its stability, space, and enduring appeal. Steps to Mother Mary Greene Catholic Elementary, safely accessible across the street and through the alley. Such a quick and safe walk! Edgemont Community Association programs, events and classes, off leash park, John Laurie Park, extensive pathways, green spaces - this community offers SO much to a future buyer! Move in right away and start enjoying your new home.