



**GRASSROOTS**  
REALTY GROUP

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40 Edforth Road NW  
Calgary, Alberta

MLS # A2281259



**\$799,888**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,479 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot		

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

**Features:** Ceiling Fan(s), French Door, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Incredible Flip Opportunity! This well-maintained two-storey home offers exceptional potential for a stunning remodel. Featuring 2,478 sq ft of above-grade freshly painted living space, 3 generous sized bedrooms, 3.5 bathrooms, and two wood-burning fireplaces. The main floor is flooded with natural south-facing light from the impressive floor-to-ceiling front windows and showcases hardwood floors, a formal living room with 20-ft vaulted ceilings and tongue-and-groove wood detail, a spacious dining room, and large kitchen. The sunken family room with fireplace, wet bar, patio doors to the deck overlooking the private backyard, main-floor laundry, 2-piece bath, and access to the oversized double attached garage complete the main level. Upstairs offers a generous primary retreat with private balcony, walk-in closet, 4-piece ensuite, and attached den/flex space with a second fireplace, open to below creating a grand feel. Two additional bedrooms and a full bath complete the upper level. The bright, open basement is undeveloped and ready for your vision. This home has been exceptionally maintained offering timeless appeal and outstanding potential. Situated on a quiet street just steps to Mother Mary Greene Catholic Elementary, and close to Nose Hill Park, pathways, off-leash parks, and community amenities. Edgemont is prized for its elevated setting, mature trees, excellent schools, and quick access to downtown or the airport in just 20 minutes. Don't miss your opportunity to own this remarkable home, call today to book a showing.