



**851 Edgemont Road NW
Calgary, Alberta**

MLS # A2287469



\$1,150,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this Fully RENOVATED Estate Home(by previous owner) with VAULTED HIGH ceiling, close to 3500 sqfeet living area and a WALKOUT Basement offers 4 bedrooms, 4 bathrooms, and a Private South-Facing backyard. Exceptional craftsmanship and thoughtful upgrades define this beautiful estate home, ideally situated in a quiet, park-like setting. Stunning curb appeal welcomes you with mature trees, lush landscaping, and a charming front patio enhanced with outdoor speakers creating an inviting first impression. Inside, soaring vaulted ceilings and rich hardwood flooring elevate the elegant formal living and dining areas. The renovated kitchen is both stylish and functional, featuring full-height cabinetry, granite countertops, undermount sink, Garburator and stainless steel appliances including NEW washer/dryer, NEW dishwasher, NEW microwave and cooktop(2024). The bright breakfast nook opens onto a spacious deck and overlooks the sunken family room, complete with custom built-ins, a dramatic stone fireplace, and integrated sound system. Upstairs, hardwood flooring continues through the hallway and versatile loft with built-in workspace. Three generously sized bedrooms include a luxurious primary retreat offering heated floor in spa-inspired ensuite, a jetted jacuzzi tub, oversized glass shower, dual vanities, and a large walk-in closet. The additional bedrooms feature custom built-in desks and storage, sharing a well-appointed 5-piece bathroom. The fully finished walkout basement expands your living space with a fourth bedroom, full bathroom, spacious recreation area with a second fireplace, open games area, and a bar ideal for entertaining. A built-in sound system extends throughout the main floor, basement, backyard, and front patio for seamless indoor-outdoor enjoyment. This home is equipped with two furnaces, dual central air conditioning

units, a central vacuum system, and quality finishes throughout for year-round comfort and efficiency. Step outside to the extremely private, south-facing backyard, fully fenced and surrounded by mature trees complete with a maintenance-free deck and large covered patio, perfect for relaxing or hosting gatherings. The backyard has a large Built in garden shed with sloped asphalt shingle roof to store and organize gardening tools and materials. oversized double attached garage, with plenty installed tool hangers and cabinet completes the package. Located just minutes from schools, shopping, restaurants, major roadways, and the expansive pathways of Nose Hill Park. Also steps to a large off-leash park and a short walk to John Laurie Park featuring tennis courts and seasonal outdoor skating. A rare opportunity to own a truly turnkey estate home offering luxury, privacy, and exceptional functionality.