



**120 Edforth Crescent NW
Calgary, Alberta**

MLS # A2300568



\$729,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,851 sq.ft.	Age:	1985 (41 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: None

Welcome to this beautiful family home, meticulously maintained by the original owner, nestled on a quiet crescent with a South-facing backyard and within walking distance to Edgemont Elementary School. It offers 4+2 bedrooms, 3 baths, and over 2,600 sq ft of total living space—perfect for large or multi-generational families seeking comfort and versatility. Step inside the main living space and be greeted by an open-concept floor plan combined with a soaring 10'10" vaulted ceiling, creating an airy, spacious atmosphere with perfect natural airflow during summer. The well-sized Living room features a beautiful bay window next to a large formal dining room. Nice Kitchen offers newer stainless steel appliances and a breakfast nook to enjoy sunlight throughout the day. Next to it sits a generous-sized Family room anchored by a cozy fireplace, perfect for relaxing and gathering with friends and family. An extra bedroom and 3-piece bathroom located on the main floor provide convenient elderly living or guest accommodations without needing to climb stairs. A mudroom with a laundry closet completes this level. The upper split level features three bedrooms and two 4-piece bathrooms for optimal family living. The south-facing Primary bedroom offers a peaceful retreat with a convenient 4-piece ensuite. Two additional good-sized bedrooms provide flexible space for extended family members, while an extra 4-piece bathroom adds everyday convenience. Don't miss the partially finished basement with a huge Recreation room and two more bedrooms—perfect for teenagers, guests, or a home office setup. A good-sized storage room provides ample space for all your belongings. Bathroom rough-in is ready for future development. Two newer high-efficiency furnaces and newer hot water tank. Step outside to your fully fenced and sunny backyard, which features a

massive Deck, perfect for summer barbecues and outdoor play. A double attached garage provides ample parking and storage. Updates include newer roof, siding, windows, furnaces, hot water tank, and appliances—providing added peace of mind and long-term value. Located in prestigious Edgemont, this home sits on a quiet crescent within walking distance to bus stops and winding ravine trails. You're only minutes from shopping including Superstore and Market Mall, with quick and easy access to the University of Calgary, Foothills Medical Centre, LRT, and downtown. Designated schools include Edgemont Elementary, Tom Bains Junior High, and Winston Churchill Senior High. A truly sensational home in one of Northwest Calgary's most popular neighborhoods—with all this house has to offer, you won't want to miss out on this chance to make your home in one of the city's most sought-after communities!