



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

876 Edgemont Road NW
Calgary, Alberta

MLS # A2206834



\$989,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,153 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Parquet	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware, portable microwave, BBQ on deck, deck table & 4 chairs, chandelier in living room, 2 ladders in garage. NOTE: intercom <as is>, built-in microwave <as is>, fridge <as is>

First-time offered in over 40 years is this lovingly maintained two storey in one of Northwest Calgary's most exclusive estate areas...welcome to Edgemont Estates Phase 1. Backing onto an environmental reserve & walking path, this wonderful 4 bedroom + den Nu-West home enjoys beautiful parquet floors & 4 fireplaces, fantastic family kitchen with birch cabinetry, oversized 2 car garage, owners' retreat with sunroom & private backyard with mature trees & deck. Simply perfect for the growing family, this fully finished one-owner home has a warm & inviting floorplan featuring the spacious living room with soaring vaulted ceilings & dramatic 2-sided wood-burning stone fireplace shared with the elegant formal dining room with French doors. Bright & sunny kitchen with granite countertops & garden bay window, loads of cabinet space, tile floors & the appliances include stainless steel KitchenAid fridge & dishwasher plus Jenn-Air cooktop stove. The open concept dining nook overlooks the relaxing family room with its gas fireplace complemented by built-in bookcases & access out onto the backyard deck. The main floor home office has floor-to-ceiling cabinets & wet bar. A total of 3 bedrooms up highlighted by the primary bedroom with 3 mirrored closets, full ensuite & fabulous sunroom. Between the bedrooms is the family bath with double sinks & tile flooring. And overlooking the living room is the loft with wood-burning fireplace & full wall of built-in bookcases. The lower level - with brand new carpets in 2024, is finished with a 4th bedroom & bathroom with shower, large office, cold room & rec room with wood-burning fireplace & wet bar area. Additional features include the main floor laundry with built-in cabinets, beautiful stained glass & curved staircase, 2 furnaces, 2 hot water tanks (new in 2018 & 2024), loads of extra space

for storage, clay tile roof & the fully fenced backyard is complete with raised gardens, deck with gas BBQ (included) & gate to the walking path. This truly outstanding home is located within minutes to bus stops & neighbourhood shopping, Edgemont Athletic Club, John Laurie Park & Edgemont Disc Golf Course, with easy access to highly-rated schools - including Sir Winston Churchill High School, & Edgemont Superstore, & quick commute to Dalhousie Station LRT, major shopping centres, University of Calgary, hospitals (Foothills Medical Centre, Alberta Children's & Arthur J.E. Child Cancer Centre) & downtown.