

# \$1,050,000 - 876 Edgemont Road Nw, Calgary

MLS® #A2206834

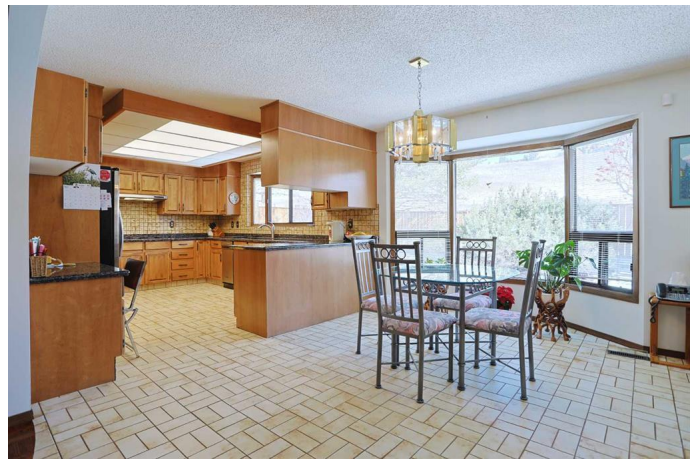
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 3,153 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

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.

Built in 1980

Essential Information

MLS® #	A2206834
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,153
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	876 Edgemont Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2J2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Chandelier, Central Vacuum, Skylight(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Garburator, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Living Room, Basement, Dining Room, Double Sided, Gas Starter, Loft, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Garden
Lot Description	Back Yard, Environmental Reserve, Front Yard, Garden, Landscaped, No Neighbours Behind, Rectangular Lot, Backs on to Park/Green Space, Greenbelt, Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
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Days on Market	14
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Benchmark
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