

1040 Edgemont Road NW
 Calgary, Alberta

MLS # A2265560



\$899,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,790 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Front Drive, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Environmental Reserve, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Separate Entrance		

Inclusions: N/A

Offered for the first time in over 40 years, this large Nu-West family home backs directly onto an environmental reserve and offers over 4,000 sq. ft. of developed living space. Mostly in original condition, it provides a fantastic opportunity to update and customize into a truly exceptional home, featuring a HUGE triple garage, generous room sizes, and excellent potential for a nanny or mother-in-law suite with its own separate entrance. The main level includes a bright kitchen and eating nook overlooking the main floor family room with gas fireplace and patio doors leading to the private, fully fenced backyard overlooking the greenspace, along with a sun room, formal dining and living rooms, den, and main floor laundry. Upstairs are 4 large bedrooms, including a primary suite with private balcony also over looking the greenspace with a 5-piece ensuite, plus a very large bonus room with custom built-in cabinetry. The fully developed lower level includes a second kitchen, bedroom, full bath, recreation room with fireplace and built-ins, and separate entrance. The oversized triple garage is complemented by a large driveway with parking for 6–8 more vehicles. Situated close to transit, neighbourhood shopping, Edgemont Athletic Club, John Laurie Park, Disc Golf Course, highly rated schools including Sir Winston Churchill, U of C, major hospitals, and easy access to downtown—this is a rare opportunity to secure a large, bright home with exceptional potential in one of Edgemont’s most desirable locations.