

40 Edgepark Way NW  
Calgary, Alberta

MLS # A2185717



**\$968,800**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

**LOCATION! LOCATION!** Welcome to this inviting Two-Storey Home backing onto a serene Ravine, located in the sought-after, mature neighborhood of Edgemont. Walking distance to Tom Baines Junior High School and and Superstore, as well as nearby shops and businesses. Boasting 4+2 Bedrooms, 3.5 Baths, and over 3,100 sq. ft. of developed living space, this home is a true gem for families and nature lovers alike. Step into the Foyer with soaring “ceilings. The spacious and sunny Living Room, highlighted by a 15-ft Vaulted Ceiling and a cozy wood-burning fireplace, flows seamlessly into the large Dining Room, perfect for hosting gatherings. Hardwood flooring throughout the main level (except the Den). The heart of the home, the Kitchen, is a chef’s dream with its center island, Granite countertops, stainless steel appliances, and a built-In cabinet with a wine rack. The bright Breakfast Nook opens directly onto the east-facing Deck, making it an ideal spot to savor your morning coffee while soaking in the sunshine. Upstairs, the Primary Bedroom is featuring a 4-Piece Ensuite with a Soaker Tub overlooking the Ravine and access to a Private Balcony with stunning Ravine Views. Three additional generously sized Bedrooms and a Full Bathroom with Granite Countertops complete the upper level. The fully developed Basement offers endless possibilities with a spacious Family Room with a gas fireplace, and 2 more Bedroom, ideal for guests and a home office. Recent upgrades, including all-new windows (December 2020), a hot water tank (2018), and no Poly B piping. Additionally, the Heated Double Attached Garage keeps your vehicles warm and protected year-round. Outdoors, you’ll love the Sunny East-Facing Backyard, which is fully Landscaped, Treed, Fenced, and features both a Deck and a Patio—perfect for

entertaining or relaxing. A gate from the backyard leads directly to the Ravine and Walking Paths, allowing you to enjoy nature right at your doorstep. Don't miss this incredible opportunity to own a beautifully updated home in one of Edgemont's most desirable locations!