

# \$989,900 - 876 Edgemont Road Nw, Calgary

MLS® #A2206834

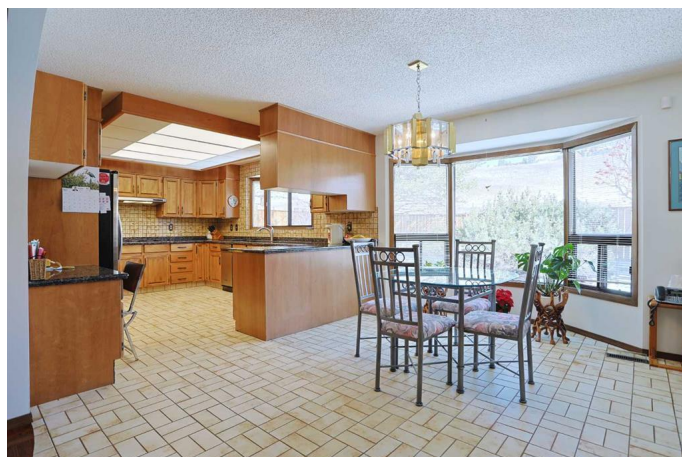
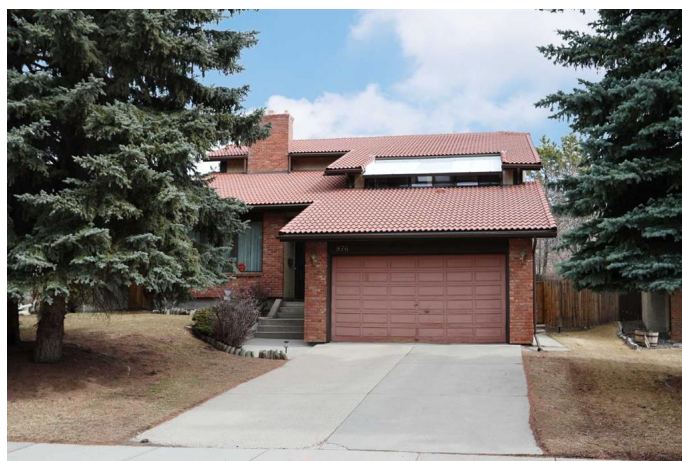
**\$989,900**

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          | \$989,900   |
| 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 | 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 |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Trash Compactor                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 4                                                                                                                                                                                                        |
| Fireplaces        | Basement, Double Sided, Gas, Living Room, Stone, Wood Burning, Dining Room, Gas Starter, Loft                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                           |

## Exterior

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

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 4th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 21   |
| Zoning         | R-CG |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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