

\$999,000 - 40 Edgepark Way Nw, Calgary

MLS® #A2185717

\$999,000

6 Bedroom, 4.00 Bathroom, 2,267 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

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 16'™ 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!

Built in 1986

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2185717 |
| Price | \$999,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,267 |
| Acres | 0.12 |
| Year Built | 1986 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40 Edgepark Way Nw |
| Subdivision | Edgemont |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 4G6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Freezer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Recreation Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 8th, 2025 |
| Days on Market | 89 |
| Zoning | R-CG |

Listing Details

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| Listing Office | Jessica Chan Real Estate & Management Inc. |
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