



**GRASSROOTS**  
REALTY GROUP

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**72 Edforth Crescent NW**  
**Calgary, Alberta**

**MLS # A2232089**



**\$1,015,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,061 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, See Remarks, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

RARE FIND in Edgemont – Meticulously Renovated Luxury Home on a Private Corner Lot! Welcome to 72 Edforth Crescent NW, a stunning and fully renovated 4-level split by Ocean Home Calgary, ideally located on a private corner lot in the highly sought-after community of Edgemont. This rare gem offers 5 spacious bedrooms, 3 full bathrooms, and nearly 2,500 sq ft of beautifully finished living space. The home features brand new hardwood flooring throughout and an impressive, vaulted ceiling that enhances the bright, open-concept main floor. The show-stopping kitchen is a chef’s dream, complete with quartz countertops, custom cabinetry, stainless steel appliances, and a luxury pot filler - an upscale touch rarely found in homes at this price point. Upstairs, you’ll find three generous bedrooms and two fully updated bathrooms, including a luxurious primary suite with a double vanity, quartz counters, designer tilework, and sleek modern fixtures. Every bathroom has been redone with high-end finishes, new faucets, tile, and mirrors. The lower level is an entertainer’s dream, featuring a custom fireplace wall, built-in bar, and an inviting family room for cozy nights or lively get-togethers. The oversized garage has a brand-new door with the highest R-value, and offers ample space for vehicles, tools, and extra storage. Outside, the large backyard has been professionally landscaped with a new stone patio area, perfect for relaxing or hosting guests. A standout feature of this property is the unique rubber roof - highly durable, energy-efficient, and built to last up to 50 years, offering peace of mind for decades to come. Additional highlights include new lighting, custom finishes, and quality craftsmanship throughout. This home combines timeless elegance, luxury features, and modern convenience in one of Calgary’s most desirable

neighborhoods - don't miss your chance to own this truly exceptional property.