



832 Edgemont Road NW
Calgary, Alberta

MLS # A2306509



\$1,150,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,000 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Step into unparalleled elegance with this exquisitely renovated home nestled in the highly sought-after community of Edgemont Estates. Backing directly onto serene greenspace, this extraordinary residence was extensively renovated and masterfully reimaged by the acclaimed Evolve Contracting using only the finest materials. As you cross the threshold, stunning wide-plank engineered hardwood and classic wainscoting guide you into the bright, inviting living space. Designed for entertaining, the open-concept living room, dining area, and kitchen flow seamlessly together, perfect for hosting, while the west-facing patio invites you outside for evening barbecues. The heart of this home is a breathtaking custom kitchen by Legacy Kitchens. It features beautiful two-tone cabinetry, premium stainless steel appliances, timeless subway tile, and elegant Caesarstone quartz countertops. An oversized island comfortably seats five, offering a perfect vantage point to gaze out over the lush greenspace behind the property. From there, transition smoothly into the spacious sunken living room. A striking feature fireplace, built-in desk, and shiplap-finished entertainment wall create a cozy atmosphere, while sliding patio doors open to one of three distinct outdoor living spaces. A beautifully appointed laundry room and stylish half bathroom complete the main floor. Ascend the stairs to discover a luxurious master suite designed as your personal sanctuary. Floor-to-ceiling windows bathe the room in natural light leading to a custom walk-in closet and a magnificent en-suite featuring a beautifully tiled walk-in shower and warm heated floors. The upper level presents a versatile layout with a family bathroom, also equipped with in-floor heating, and two additional bedrooms joined by dividing barn doors. This unique setup creates an ideal private office, a wonderful shared

space for siblings, or an easily convertible third bedroom boasting sweeping mountain views. The fully finished lower level expands your living space with a massive recreation room, a generously sized bedroom, and a full bathroom. Extensive upgrades completed in 2021 provide exceptional peace of mind. These include a high-efficiency furnace, air conditioning, hot water tank, triple-pane windows, updated electrical with a new panel, and thorough cedar roof maintenance. The exterior reflects the same level of care, featuring fresh paint, a new garage door, updated soffits and eavestroughs, and striking wood-look aluminum accent panels. Outside, breathtaking front landscaping and a cozy patio capture iconic views of Canada Olympic Park and the majestic Rocky Mountains. In the back, a meticulously planned private oasis awaits where you can relax on the expansive deck and watch local wildlife roam among the mature foliage. Sited in a prime location, you have immediate access to Nose Hill Park, John Laurie Park and Tennis Courts, excellent schools, and shopping, all with seamless routes to downtown and the mountains.