



GRASSROOTS
REALTY GROUP

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40 Edforth Road NW
Calgary, Alberta

MLS # A2309510



\$1,074,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,529 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this beautifully renovated home in the highly sought after community of Edgemont, offering an exceptional blend of modern updates, generous living space, and an unbeatable location. With over 3,537 sq ft. of developed living space, this impressive property features 3 bedrooms plus a versatile lower-level den ideal for a home office and 3.5 bathrooms. Thoughtfully updated throughout, the home showcases engineered hardwood flooring on the main and upper levels, new windows, fresh interior and exterior paint, updated lighting, fully renovated bathrooms, and brand new LVP flooring in the basement. The main floor offers a stunning formal living room highlighted by expansive south-facing floor to ceiling windows, soaring 20-foot vaulted tongue & groove ceilings, and a spacious dining area perfect for hosting family and friends. The bright eat in kitchen features all new cabinetry, brand new Frigidaire Gallery appliances, quartz countertops & backsplash, as well as a functional layout overlooking the backyard. Just steps down, the sunken family room provides a warm and comfortable retreat with a wood burning fireplace, stylish wet bar, and direct access to the backyard deck for seamless indoor-outdoor living. This level also includes a spacious laundry room with ample storage, a convenient 2-piece bathroom, and access to the oversized double attached garage featuring a brand-new garage door. Upstairs, the dramatic staircase leads to an open landing overlooking the main floor below. The expansive primary suite features a private balcony, dual closets, and a beautifully updated 5-piece ensuite. A flexible sitting area or den with a second fireplace adds even more versatility, while two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed basement offers endless possibilities for a home theatre,

gym, recreation room, or additional living space. The gorgeous bathroom with a sauna creates the perfect place to relax and unwind. Large windows bring in plenty of natural light, making the lower level feel bright and inviting. Ideally located just minutes from Nose Hill Park, residents can enjoy walking paths, off-leash areas, community amenities, parks and schools. Edgemont also offers stunning city and mountain views. Downtown Calgary and the airport are both approximately 20 minutes away. This is a rare opportunity to own a beautifully updated home in one of Calgary's most desirable NW communities. Don't miss out on this exceptional property.