



**40 Edgemont Court NW  
Calgary, Alberta**

**MLS # A2319130**



**\$1,100,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,202 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Irregular Lot, Many Trees, See Remarks		

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

**Features:** Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, See Remarks, Stone Counters, Vinyl Windows

**Inclusions:** Freezer in basement, fridge in pantry, security system, hot tub, french doors, T.V's/mounts in basement and bedroom upstairs

\*\*\*Open House June 13, 12-3pm\*\*\*Nestled on a quiet cul-de-sac in prestigious Edgemont Estates, this exceptional executive home offers over 3200 sq. ft. above grade, a triple attached garage, and an incredible opportunity to own in one of Northwest Calgary's most sought-after locations. Situated on one of Edgemont's premier streets, this property is surrounded by top-rated schools, parks, tennis courts, shopping, LRT access, and endless amenities. Families will appreciate the close proximity to the Winter Club, Edgemont Athletic Club, and the convenience of a central location for children's activities throughout the city. From the moment you arrive, the expansive driveway and impressive curb appeal set the tone for this timeless residence. Inside, soaring vaulted ceilings, a grand curved staircase, and elegant spindle railings create a warm and inviting atmosphere. The main level features a formal vaulted living room, spacious dining room, white kitchen with granite countertops, a breakfast nook, and a comfortable family room anchored by a beautiful stone wood-burning fireplace overlooking the mature backyard. A unique bonus room adjacent to the kitchen provides the perfect space for a butler's pantry, coffee station, or additional storage and offers direct access to the backyard. Completing the main floor is a bedroom, full bathroom, and convenient laundry/mudroom with access to the triple attached garage. The upper level is highlighted by a spacious primary retreat featuring a walk-in closet, private balcony access, and a versatile adjoining room ideal as a nursery, dressing room, makeup area, or additional walk-in closet. The ensuite offers an air-jetted tub and separate tiled shower. Three additional bedrooms and another full bathroom complete the upper level, with several bedrooms featuring patio doors and access to sundecks. The fully developed

basement provides even more living space with a large recreation and family room, an additional bedroom, full bathroom, and a workshop/storage area. Step outside and discover your own private backyard oasis featuring mature trees, beautiful landscaping, and an Arctic Spa saltwater hot tub&mdash;an ideal setting for relaxing or entertaining year-round. A rare opportunity to own a spacious family home in one of Calgary's most desirable communities, offering exceptional space, timeless character, and outstanding value. Click on media for the video and book your private showing today!