



GRASSROOTS
REALTY GROUP

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1148 Edgemont Road NW
Calgary, Alberta

MLS # A2337484



\$849,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,972 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Sauna, Wet Bar		

Inclusions: N/A

An incredible opportunity in Edgemont Estates with space, views and exciting potential for its next owners! This custom-built home offers over 3,000 sq. ft. of developed living space, a thoughtfully designed layout and an exceptional location, complemented by beautiful valley and mountain views. Largely original, it's ready for its next chapter and an opportunity to bring your own style and vision. The upper level features all 3 bedrooms and 2 bathrooms. The primary bedroom includes a private ensuite, 2 closets and its own balcony overlooking the west-facing views. One of the additional bedrooms features beautiful wood panelling and a built-in bookcase that can easily be converted into a closet. The main floor offers a spacious kitchen and large composite deck off the kitchen, living and dining areas, a welcoming family room centred around a gas fireplace, and a conveniently located laundry room with a built-in laundry chute, a clever detail you'll wonder how you ever lived without. The fully developed walkout lower level is where the possibilities really open up. With its own exterior access, generous living space, wet bar, wood-burning fireplace, new cedar sauna and plenty of storage, the layout lends itself beautifully to multigenerational living or a potential future secondary suite, subject to City approval and permitting. Create private space for extended family or reimagine the level to suit your own needs. The yard is surrounded by established trees, with an all-seasons park and skating rink directly across the street. An attached double garage and RV parking pad add even more functionality. Many of the windows and patio doors have been replaced over the years, with additional features including main-floor air conditioning and a built-in vacuum system. This is your opportunity to see the possibilities, bring your vision to life and create a home that truly reflects your

style and needs. With a versatile layout, incredible views and an established Edgemont location close to parks, pathways, transit and the LRT, the foundation is here, the next chapter is yours to create.