



GRASSROOTS
REALTY GROUP

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1040 Edgemont Road NW
Calgary, Alberta

MLS # A2345067



\$1,999,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows, Wet Bar		

Inclusions: 2nd Dishwasher, 2nd bar fridge

Located on a mature, tree-lined street in the highly sought-after community of Edgemont Estates, this exceptional 5 beds and 3.5 baths home offers over 4,000sf of beautifully designed living space on a generous lot. Completely reimaged through an extensive top-to-bottom rebuild, this one-of-a-kind property showcases exceptional craftsmanship, premium materials and thoughtful design throughout. The charming front courtyard provides a wonderful spot to relax and enjoy the evening sun. Inside, the sunken living room is inviting, highlighted by an large gas fireplace custom finished in Marmorino Palladino plaster. The heart of the home is the expansive kitchen, featuring custom cabinetry, a massive oak island, built-in 60" Dacor smart refrigerator and freezer column set and a 48" Dacor gas smart range. The walk-in butlers pantry offers a second sink, second dishwasher, extensive counter & cabinet space, & a unique awning-style serving window that opens directly to the outdoor patio bar top—perfect for serving food & drinks while entertaining. Just off the kitchen is a stylish oak, cocktail bar & the dining room featuring double sliding doors (leading to the patio) and a beautiful wood-burning fireplace. Completing the main level is a 2-piece powder room and a well-appointed mudroom with custom built-in cabinetry/bench. Upstairs, the large vaulted bonus room offers incredible flexibility and could serve as a second living room, children's playroom, home office or whatever best suits your lifestyle. The luxurious primary opens through double doors and features a massive window overlooking the yard. The 5-piece ensuite complete with premium BARIL fixtures throughout and includes a double vanity, large tiled shower and a custom quartz niche, + a large freestanding soaker tub. The spacious walk-in closet features

extensive custom built-ins and convenient direct access to the laundry room. Two additional generous bedrooms, both with large windows & custom closet built-ins, & a beautifully finished 5-piece bathroom complete the upper level. The fully developed basement provides even more exceptional living space, featuring a custom wet bar with beverage fridge, quartz countertop and backsplash. The basement living room includes another wood-burning fireplace and a spacious gym. 2 additional bedrooms, a 5-piece bathroom and a generous storage room complete the lower level. Outside, the large fully fenced and landscaped backyard is an entertainer's dream with the large deck featuring a built-in outdoor bar top. The property backs onto a pathway and hillside, providing a private, peaceful setting and direct access to the nearby off-leash dog park. Additional features include central air conditioning and a massive heated triple attached garage. Extra deep at approximately 27' x 28'. Ideally located just minutes from the Edgemont Athletic Club, Nose Hill Park, Market Mall, schools, shopping, restaurants and countless amenities.