



GRASSROOTS
REALTY GROUP

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940 Edgemont Road NW
Calgary, Alberta

MLS # A2346718



\$880,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,830 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Situated in the highly sought-after community of Edgemont Estates, this original executive home offers a truly exceptional location, backing directly onto expansive, serene greenspace with walking paths and nature right outside your back door. Opportunities to enjoy this level of privacy and connection to nature are rarely available. With over 2,800 sq. ft. of developed living space, this custom-designed home provides an ideal layout for a large family, featuring 5 bedrooms and 3 bathrooms above grade, including 4 bedrooms upstairs and a main-floor bedroom. The bright kitchen captures beautiful views of the surrounding greenspace and flows seamlessly into the private dining room and breakfast nook. The spacious family room is highlighted by a striking stone-faced wood-burning fireplace (with gas lighter) and offers the same peaceful outlook. A unique solarium adjoining the laundry area provides versatile additional space for a playroom, home office or indoor garden. Upstairs, four generous bedrooms include a spacious primary retreat with its own sundeck and luxurious 5-piece ensuite. Bedrooms 2, 3, & 4 share convenient access to a 5-piece bathroom—an excellent configuration for a growing family. The basement remains open and ready for future development, offering the opportunity to create additional living space tailored to your needs. The rare estate setting is the true highlight, with green space, walking / bike paths, mature surroundings and mountain views creating a peaceful backdrop throughout the home. Enjoy immediate access to Nose Hill Park (from the green space pathways). The Edgemont Athletic gym (luxury fitness club), with an outdoor pool, is within walking distance. John Laurie Park and tennis courts, along with excellent schools, shopping (Northland and Market Malls), great restaurants and convenient routes to downtown and

the mountains.