

\$1,498,900 - 31 Edgepark Rise Nw, Calgary

MLS® #A2059212

\$1,498,900

4 Bedroom, 4.00 Bathroom, 2,847 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

Welcome to ravine side living in this unique architect designed two storey walkout with 4169 square feet of living space. Upgrades include new asphalt shingle roofing (2023), new ensuite bathroom and custom closet in primary (2023) and high quality thermal windows that keep the home warm throughout the year. Designed to offer sweeping views of the ravine from every bedroom as well as the living and dining areas, this is the forever home you have been looking for!

Your sunny family room with its soaring vaulted ceiling, top quality energy efficient Pella windows and cozy wood burning Heatilator fireplace is the heart of the home. Family cooking is fun in your thoughtfully planned kitchen with custom Italian cabinetry, large island with incredibly durable, sustainable Richlite counters and stainless steel appliances. The beautiful slate flooring on the main level is great for pet owners and is naturally warm all year round.

The lofty second level is home to the spacious primary bedroom with newly renovated luxury walk-in closet and ensuite washroom with soaker tub, shower, double sinks, and wonderful bright sky lights. Two additional bedrooms feature large windows with ravine views. An open office space has windows overlooking the front yard and a vaulted ceiling.

Your fantastic walk-out lower level has large sunny windows in the spacious recreation room that is perfect for play room, home gym



or media room. The sliding glass doors lead to the sunny south facing back yard with lush lawn and three levels of deck space, all accessible from both main and lower levels. Edgemont is a bustling, family friendly community with great schools and easy access to anywhere in the city. This unique and spacious family home is a must see! Book a viewing today and imagine yourself at home.

Built in 1984

Essential Information

MLS® #	A2059212
Price	\$1,498,900
Sold Price	\$1,435,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,847
Acres	0.17
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Edgepark Rise Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4G4

Amenities

Parking Spaces	7
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Insulated, Side By Side

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Conservation, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Many Trees, Street Lighting, Yard Drainage, Yard Lights, Private, Rectangular Lot, Sloped Down, Treed, Views
Roof	Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2023
Date Sold	November 18th, 2023
Days on Market	151
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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