

\$810,000 - 1011 Edgemont Road Nw, Calgary

MLS® #A2086148

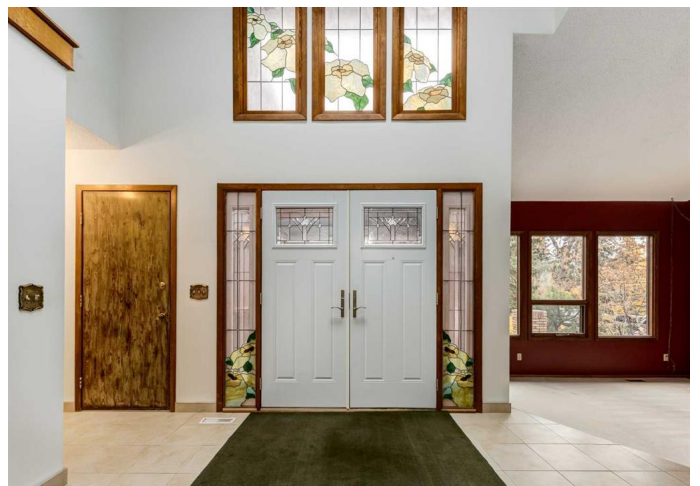
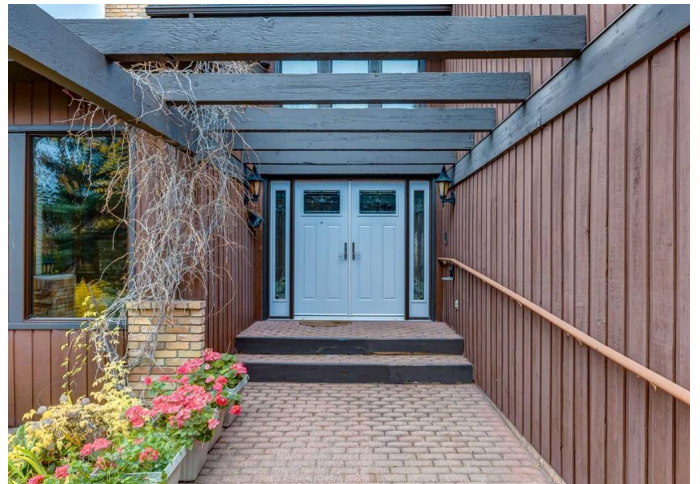
\$810,000

4 Bedroom, 3.00 Bathroom, 2,659 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE: Saturday 12-3pm, Sunday 2-5pm. ***Original owners!!! First time on the market! This true hidden gem of a home was designed and lived in by its original owners and you will appreciate the smart design solutions of this unique home. The dramatic entrance into the foyer which is brightly lit by three skylights overhead and windows surrounding the oversized double front doors. Hand crafted leaded art glass has been added to the entry windows for beauty and increased home efficiency. The intimate living room with double sided gas fireplace and oversized front windows allowing a view of Nose Hill. The formal dining room with a beautiful fireplace enclosed in French doors for privacy. The kitchen is spacious and has a well-thought-out pantry with spinning shelves and an extra pantry space for a hidden-from-sight kitchen freezer. The kitchen has the Jenn Air stove top with built in vented barbeque. The kitchen connects into the dining space and the family room with one of four gas fireplaces, wet bar and a piano nook (the Gerhard Heintzman piano included!). You can enjoy your mornings with a hot coffee on your lovely deck overlooking the mature evergreens in your backyard. There is also a den which could also be used for a fourth bedroom with a half bathroom conveniently located on the main floor. The welcoming staircase leads us to the loft with extensive wainscoting and bookcases surrounding double doors leading to the massive Master Bedroom with spacious



ensuite with walk-in rain shower with built-in bench. And don't forget about the door leading to the solarium/sunroom with a MOUNTAIN VIEW. The second floor also offers two additional bedrooms with lots of built-in shelving and storage. The laundry is located near the bedrooms on the top floor for convenience and time efficiency. Also, from the master bedroom, you have access to a stylish and completely private sunroom. And the best part of this unique house? Is it the wrap-around upper deck with doorways leading from the bedrooms and solarium? Or it may just be the amazing outdoor spiral staircase connecting all 3 levels, accessible from the sunroom, take one flight of stairs and you are at the deck just by the dining room and one more flight of stairs down, you end up in your backyard at the SEPARATE ENTRANCE to the basement. The WALK-OUT basement is unfinished, ready for your dreams to come true. There are rough-ins for additional bathrooms and big windows providing lots of light. The sellers had a little private Spa idea planned out that never got finished, it's yours to take over or remodel the basement according to your wishes.

***RECENT UPGRADES: Brand new ATTIC INSULATION (\$12k - invisible upgrade in Sep 2023), Roof (2014) - Enviroshake shingles with Leaf Filter coverings for the eavestroughs, 2 new furnaces (2019), all front and east side windows replaced with triple pane (2019), circular staircase outside (2017), new washer and dryer (2017), newer tiles in the entry area and much more!

Built in 1980

Essential Information

MLS® #	A2086148
Price	\$810,000
Sold Price	\$810,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,659
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1011 Edgemont Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2J5

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Trash Compactor, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Unfinished, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Many Trees, Street Lighting, Sloped

Roof	Other, See Remarks, Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 19th, 2023
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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