

\$969,000 - 8 Edgemont Rise Nw, Calgary

MLS® #A2141630

\$969,000

4 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Welcome to this Elegant walkout Bungalow meticulously maintained in Prestigious Edgemont Estates on a massive lot backing south with mature trees. The open concept seamlessly connects the kitchen, huge living room with a layered stone gas fireplace and formal dining room. Extensive renovations including the stunning gourmet Chef's kitchen custom built by Kitchen Craft with a massive island, granite counters, breakfast bar on the end plus 2 pantries and a built-in office desk with drawers. Ray-O-Max triple pane windows with lifetime warranty throughout the main floor, Brazilian EPA hardwood floors. The primary suite is a true retreat featuring a deck, bathroom with heated tile floors, large jet tub and shower and walk-in closet. The walkout basement features a large family room, a second stacked stone gas fireplace 2 generous sized bedroom, a large den could be a third bedroom. 3 pc bath with a wet/dry sauna. The storage room by the back door would make a great area for a gym. 2 high efficiency furnaces, Air to Air Exchanger and central Air Conditioning plus a new 50gal hot water tank in 2023. XL double garage with storage cabinets and Lennox furnace. Enjoy a built-in green house, a garden area on the side and large storage shed in back. Exterior painted in 2023. For safety 3 steel security doors and roll down metal shutters on the lower level.

Built in 1979



Essential Information

MLS® #	A2141630
Price	\$969,000
Sold Price	\$970,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8 Edgemont Rise Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2L1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Masonry, Stone

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Storage
Lot Description	Landscaped, Treed
Roof	Shake
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 27th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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