

\$725,000 - 92 Edgemont Estates Drive Nw, Calgary

MLS® #A2151456

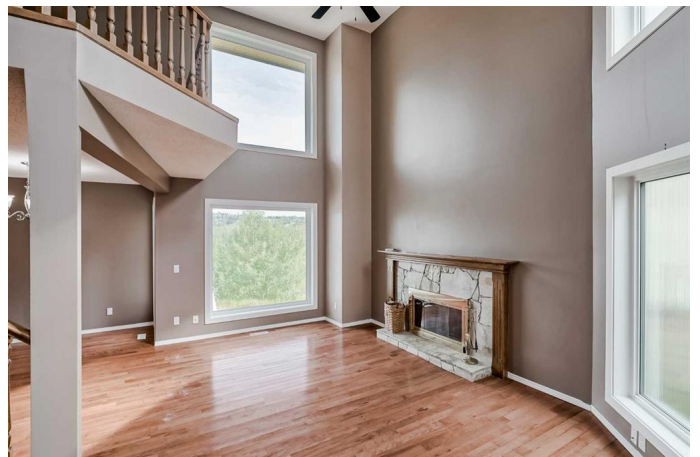
\$725,000

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.08 Acres

Edgemont, Calgary, Alberta

Welcome to this rare gem in the coveted Edgemont Estates! Perfectly nestled on a picturesque ridge in a quiet cul-de-sac, this stunning WALK-OUT home offers over 2,200 sq/ft of inviting living space, ideal for your family. As you step inside, you'll be captivated by the expansive living area, featuring soaring open-to-below ceilings and enormous windows that bathe the room in natural light. The HARDWOOD floors lead you to a bright, inviting kitchen, complete with ample cabinetry and counter space to inspire your culinary adventures. Just off the kitchen is a huge deck, enhanced with vinyl waterproofing, and privacy glass. The deck also features steps leading to the serene backyard. Upstairs, discover 3 spacious bedrooms, each designed with comfort in mind, and a versatile den overlooking the grand living room below—perfect for an office, study area, or cozy reading nook. The primary bedroom is a true retreat, boasting a generous walk-in closet and a 4-piece ensuite bathroom with a soaker tub, stand-up shower, spacious vanity. The walkout basement is an entertainer's dream, featuring a bar area, a charming wood burning fireplace, and an expansive space perfect for family gatherings and celebrations. With rough ins for a future bathroom, and space for an additional bedroom - this area is ready to adapt to your family's needs. One of the standout features of this extraordinary property is the serene backyard, which backs onto a lush green space, providing a sense of your



own private sanctuary. Enjoy the convenience of nearby walking and biking paths, making it easy to explore and enjoy the natural beauty of the area. This property also boasts extensive upgrades, including all-new TRIPLE-PANE WINDOWS throughout, a new exterior front door, PEX PLUMBING replacing the old Poly-B, and a newer ROOF and GARAGE DOOR (Over \$65,000 spent in upgrades). This home truly offers a perfect blend of luxury, comfort, and outdoor living for your family, with quick access to major roads, excellent schools, amenities, and transportation. Donâ€™t miss out on this opportunityâ€” book your showing today!

Built in 1987

Essential Information

MLS® #	A2151456
Price	\$725,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.08
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Edgemont Estates Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3A2M3

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Street Lighting, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2024

Date Sold August 16th, 2024

Days on Market 22

Zoning M-C1 d75

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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