

\$1,100,000 - 7035 Edgemont Drive Nw, Calgary

MLS® #A2162589

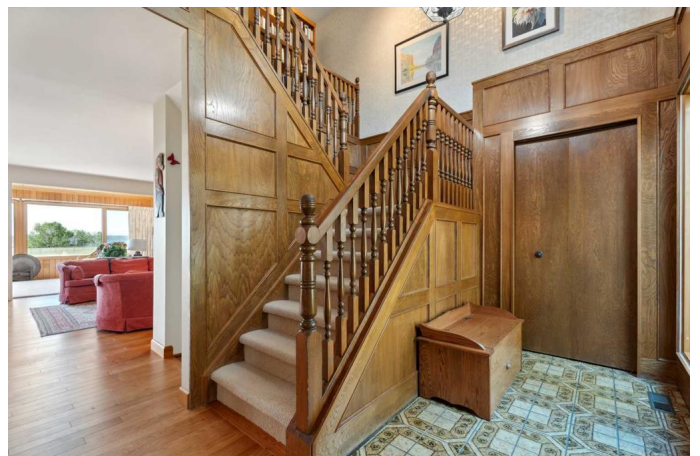
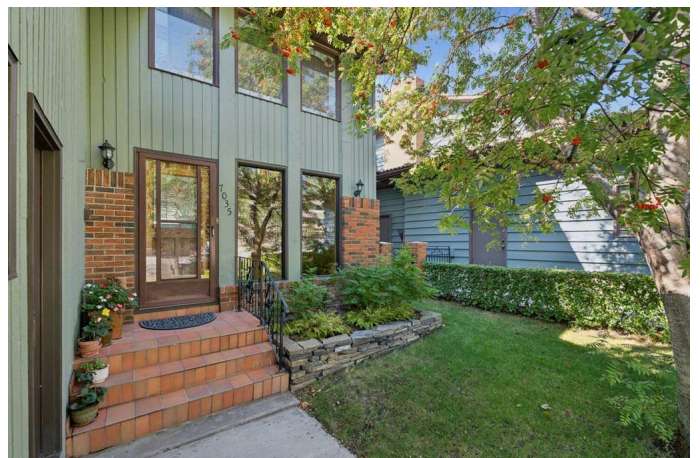
\$1,100,000

6 Bedroom, 4.00 Bathroom, 2,231 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

WOW is the only thing you will say when you enter this home and see the unobstructed views of the Rocky Mountains, the bright blue Calgary sky, no other homes, and a gorgeous park. Located on John Laurie Park, this home has been lovingly maintained and is ready for a new family to create memories. The home has over 3200 sq ft developed with 4 bedrooms above grade, an oversized garage with a separate entry to the basement, and a spectacular sunroom. The grand two-storey foyer with stained glass windows will impress your guests and has plenty of space for everyone to get ready. The living room features a wood-burning fireplace and hardwood floors. The kitchen has stone countertops, real wood cabinets, a Miele oven, and an induction cooktop with an integrated hood fan. The dining area in the kitchen takes advantage of the great views. The sunroom has motorized blinds for the skylights, triple-pane windows, and additional insulation under the floor to keep it cozy year-round. The backyard has wonderful southwestern exposure and has many mature rose bushes, trees, and a privacy hedge. There is a gate to access the pathway and park beyond the yard. The main floor also has a spacious bedroom or office with a closet. The attached garage is oversized and has an entry stairwell that goes to the basement through the cellar. The laundry is in the half bath on the main floor and there is a laundry chute for extra convenience. The primary bedroom upstairs



has the same hardwood as the main floor and the rest of the upper floor has new carpet. The bathrooms of the home all have updated vanities and tile. The primary bedroom has pristine views and a large balcony to soak the view in. The basement is a cozy space with a wood-burning fireplace, bar, and 2 dens/bedrooms. This fantastic home is situated on a great street in Edgemont and is close to transit, bike paths, gyms, schools, shopping, and more.

Built in 1978

Essential Information

MLS® #	A2162589
Price	\$1,100,000
Sold Price	\$1,025,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,231
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7035 Edgemont Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2H9

Amenities

Parking Spaces	4
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Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Workshop in Garage
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Interior

Interior Features	Bar, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Skylight(s), Solar Tube(s), Storage, Track Lighting, Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Garden, Playground, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Street Lighting, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 16th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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