

\$874,900 - 71 Edcath Road Nw, Calgary

MLS® #A2178027

\$874,900

6 Bedroom, 4.00 Bathroom, 2,354 sqft
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Tucked away in the highly sought-after NW Edgemont community, this beautifully maintained & updated walkout home, features 6 bedrooms, 4 bathrooms, and over 3,400 square feet of developed living space. Situated on a large, peaceful, tree-lined lot, this property offers a blend of elegance, space, and practicality for modern family life. Upon entering, an inviting open foyer guides you into the formal living and dining areas, perfect for both gatherings and intimate family dinners. At the core of this home is a fully renovated kitchen by Legacy Kitchens, where no expense was spared. This high-end renovation, featuring Cesar Stone counters, stainless steel appliances—including a gas cooktop and wall oven—creates a space that any culinary enthusiast will appreciate. Adjacent to the kitchen, the family room exudes warmth with a cozy gas fireplace, custom built-ins, and a convenient wet bar. A casual dining nook, overlooking the lush backyard through updated windows, provides an ideal setting for relaxation or entertaining. Completing the main floor is a versatile office with built-in cabinetry and a desk by California Closets (or an extra bedroom), a 2-piece powder room, and a well-designed mudroom. On the upper level, 4 additional spacious bedrooms await, including the extended primary suite, which offers a sitting area, an ample walk-in closet, and a luxuriously renovated 4-piece ensuite. This ensuite is a true retreat with its elegant fully tiled shower,



dual sinks, Legacy cabinetry, and a useful sitting area. To add convenience, a dedicated laundry space is included within the main 4-piece bath, streamlining daily routines. The fully finished and freshly painted walk-out basement, complete with updated flooring and ceiling lighting, provides a large open recreation room that flows into the lovely backyard—ideal for summer barbecues and outdoor play. This level also includes another bedroom or office, a 2-piece bath, and plenty of storage space. This home has been thoughtfully maintained and upgraded over the years, including a renovated kitchen, family room, ensuite, main floor powder room; —Euroslate— rubber roofing (2014), the majority of windows replaced (Pella), furnaces (2011), hot water tanks (2023), air conditioning (2021), freshly painted exterior, upgraded insulation (2022) and a sump pump (2021). Every element has been designed to provide comfort, style, and lasting peace of mind. Situated on a charming and quiet street, this home benefits from proximity to schools, the scenic beauty of Nose Hill Park, extensive walking paths, ravines, and abundant amenities. Whether you—re enjoying a peaceful walk in the neighborhood or admiring the views from your backyard, this home offers an exceptional blend of tranquility and modern upgrades, making it the ideal family retreat in an established community! Welcome Home!

Built in 1985

Essential Information

MLS® #	A2178027
Price	\$874,900
Sold Price	\$850,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	2,354
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Edcath Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3X8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Bar, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop, Range Hood
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Rectangular Lot

Roof	Rubber
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 13th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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