

# \$884,900 - 7047 Edgemont Drive Nw, Calgary

MLS® #A2230579

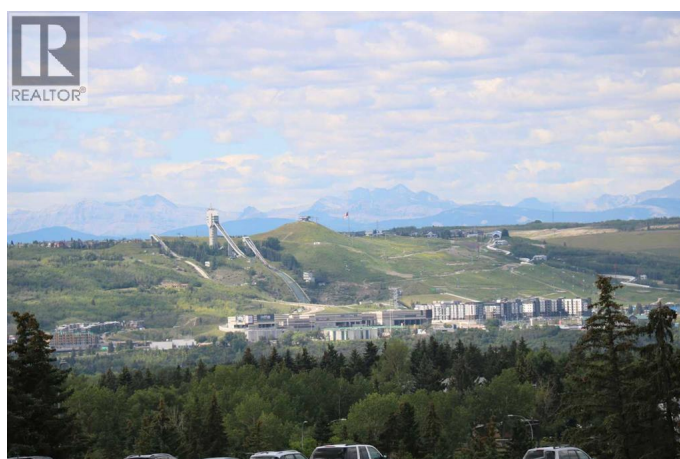
**\$884,900**

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.12 Acres

Edgemont, Calgary, Alberta

Exceptional LOCATION , backing onto John Laurie PARK & walking distance to bus stops & the Edgemont Athletic Club is this warm & inviting two storeyâ€¦with a total of 4 bedrooms + den, 2 fireplaces & central air, maintenance-free deck & surrounded by wide open VIEWS OF THE ROCKY MOUNTAINS , Canada Olympic Park & downtown. First-time offered for sale in 45 years, this wonderful one-owner home enjoys extensive wood paneling & bright open rooms, 2.5 bathrooms, oak kitchen with stainless steel appliances & truly incredible backyard with winding gardens & beautiful flowers. The perfect home for both raising a family & entertaining, you will love the expansive open concept living & dining room with vaulted ceilings & mirrored feature wall, which leads into the sunny dining nook with wall-to-wall windows & tile floors, oak kitchen with loads of cabinet space & access onto the backyard deck. The stainless steel appliances include a Bosch dishwasher & LG stove/convection oven, plus an over-the-range Maytag microwave/hoodfan. From the kitchen, step down into the cozy family room with its wood paneled walls & stone-facing fireplaceâ€¦the ideal spot to relax after a long day. Upstairs there are 4 lovely bedrooms & 2 full bathrooms; the primary bedroom is a tremendous size & has 2 mirrored closets, ensuite with walk-in shower & its own private balcony overlooking the backyard. The family bathroom has 2 sinks & built-in shelving, with an adjoining laundry room with Kenmore



washer & dryer. The lower walkup level “ with separate access to the backyard, is finished with a large rec room with wood-burning fireplace, lounge/games room & loads of extra space for storage. On the main floor there is also a home office with built-in shelving. Additional features include Hunter Douglas blinds, skylight in the foyer, clay tile roof, 2 furnaces & 2 air conditioning units, garage with built-in cabinets & shelves, beautifully landscaped front patio & a gardener’s dream backyard complete with 3 storage sheds, 2-level composite deck with gas BBQ line & pergola. An absolutely fantastic home here in Phase I of Edgemont Estates, just minutes to neighbourhood shopping & schools, Edgemont Disc Golf Course, sports fields & quick easy access to Dalhousie Station LRT, major retail centers, University of Calgary, hospitals & downtown. (id:6289)

Built in 1978

Essential Information

Listing #	A2230579
Price	\$884,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,357
Acres	0.12
Year Built	1978
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7047 Edgemont Drive Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta

Postal Code T3A2H9

## Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping  
Features No neighbours behind, Environmental reserve, Gas BBQ Hookup  
Parking Spaces 4  
Parking Attached Garage  
# of Garages 2  
View View

## Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings  
Heating Natural gas Forced air  
Cooling Central air conditioning  
Fireplace Yes  
# of Fireplaces 2  
# of Stories 2  
Has Basement Yes  
Basement Separate entrance, Walk-up

## Exterior

Exterior Brick, Wood siding  
Exterior Features Garden Area, Landscaped  
Construction Wood frame  
Foundation Poured Concrete

## Listing Details

Listing Office Royal LePage Benchmark



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