

# \$968,800 - 40 Edgepark Way Nw, Calgary

MLS® #A2185717

**\$968,800**

6 Bedroom, 4.00 Bathroom, 2,267 sqft  
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

**LOCATION! LOCATION!** Welcome to this inviting Two-Storey Home backing onto a serene Ravine, located in the sought-after, mature neighborhood of Edgemont. Walking distance to Tom Baines Junior High School and and Superstore, as well as nearby shops and businesses. Boasting 4+2 Bedrooms, 3.5 Baths, and over 3,100 sq. ft. of developed living space, this home is a true gem for families and nature lovers alike.

Step into the Foyer with soaring 16'™ ceilings. The spacious and sunny Living Room, highlighted by a 15-ft Vaulted Ceiling and a cozy wood-burning fireplace, flows seamlessly into the large Dining Room, perfect for hosting gatherings. Hardwood flooring throughout the main level (except the Den). The heart of the home, the Kitchen, is a chef's dream with its center island, Granite countertops, stainless steel appliances, and a built-in cabinet with a wine rack. The bright Breakfast Nook opens directly onto the east-facing Deck, making it an ideal spot to savor your morning coffee while soaking in the sunshine.

Upstairs, the Primary Bedroom is featuring a 4-Piece Ensuite with a Soaker Tub overlooking the Ravine and access to a Private Balcony with stunning Ravine Views. Three additional generously sized Bedrooms and a Full Bathroom with Granite Countertops complete the upper level.

The fully developed Basement offers endless possibilities with a spacious Family Room with



a gas fireplace, and 2 more Bedroom, ideal for guests and a home office.

Recent upgrades, including all-new windows (December 2020), a hot water tank (2018), and no Poly B piping. Additionally, the Heated Double Attached Garage keeps your vehicles warm and protected year-round.

Outdoors, you'll love the Sunny East-Facing Backyard, which is fully Landscaped, Treed, Fenced, and features both a Deck and a Patio—perfect for entertaining or relaxing. A gate from the backyard leads directly to the Ravine and Walking Paths, allowing you to enjoy nature right at your doorstep.

Don't miss this incredible opportunity to own a beautifully updated home in one of Edgemont's most desirable locations!

Built in 1986

### Essential Information

MLS® #	A2185717
Price	\$968,800
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,267
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 Edgepark Way Nw
Subdivision	Edgemont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4G6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Few Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	93
Zoning	R-CG

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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