



THE
A-TEAM

**RE/MAX
FIRST**

71 EDCATH Road, Calgary T3A 3X8

MLS® #: **A2161897**

Area: **Edgemont**

Listing Date: **09/05/24**

List Price: **\$935,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **6,318 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

DOM

14
Layout
Beds: **6 (5 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Rubber**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 16`2"	Dining Room	Main	11`10" x 15`2"
Kitchen	Main	10`0" x 11`2"	Breakfast Nook	Main	8`7" x 14`2"
Family Room	Main	14`9" x 14`3"	Bedroom	Main	10`11" x 10`5"
2pc Bathroom	Main	7`10" x 3`7"	Bedroom	Upper	10`3" x 12`10"
4pc Bathroom	Upper	7`11" x 8`8"	4pc Ensuite bath	Upper	13`11" x 10`8"
Bedroom - Primary	Upper	17`8" x 24`5"	Bedroom	Upper	14`11" x 10`4"
Bedroom	Upper	10`3" x 8`3"	Game Room	Basement	34`1" x 11`9"

Bedroom
2pc Bathroom

Basement
Basement

13`2" x 9`3"
5`3" x 7`4"

Storage
Storage
Legal/Tax/Financial

Basement
Basement

10`8" x 12`7"
7`10" x 7`4"

Title:
Fee Simple
Legal Desc:

8311477

Zoning:
R-C1

Remarks

Pub Rmks:

Nestled in the heart of the desirable NW community of Edgemont, this beautifully upgraded home with walk-out basement offers a total of 6 bedrooms, 4 total bathrooms & over 3,400 total developed space. Situated on a large serene treed lot, this property provides the perfect balance of elegance, space & functionality for modern family living. As you step inside, you're greeted by an inviting open foyer leading you to formal living & dining rooms, perfect for hosting gatherings or enjoying quiet family dinners. The fully renovated kitchen by Legacy Kitchens, is truly the heart of this home, where no detail has been overlooked. This beautiful high-end renovation featuring Cesar Stone counters, stainless steel appliances—including a gas cooktop and wall oven—creates a space that any home chef will love. Just off the kitchen, the family room offers warmth & comfort with cozy gas fireplace, custom built-ins, & convenient wet bar area. Plus an informal dining nook that overlooks the backyard through the updated windows, makes it an ideal spot for relaxation or entertaining. The main floor is completed by a versatile home office with built-in cabinetry & desk by California closets (or bedroom), 2-piece powder room, & well-appointed mudroom. Upstairs, you'll find four more spacious bedrooms, including the expansive primary suite, boasting a sitting area, large walk-in closet, & a beautifully renovated luxurious 4-piece ensuite. This is a true retreat with its stunning fully tiled shower, 2 sinks & Legacy cabinetry & handy sitting area. For added convenience, the upper floor also includes a dedicated laundry space within the main 4-piece bath, making daily tasks a breeze. The fully finished & re-painted walk-out basement with updated flooring & ceiling lighting is a fantastic family space, with large open recreation room that opens up to the lovely backyard, perfect for summer barbecues & outdoor play. There's also another bedroom or office space, 2-piece bath, & an abundance of storage options to keep everything organized. This home has been meticulously maintained & thoughtfully upgraded over the years including: renovated kitchen, family room & ensuite, updated main floor powder room, "Euroslate" rubber roof (2014), majority of windows replaced (Pella), furnaces (2011), hot water tanks (replaced in 2023), A/C (installed in 2021), recently painted exterior, upgraded insulation (2022) and sump pump (2021). Every corner has been designed to offer comfort, style, & peace of mind for years to come. Located on a picturesque, tree-lined lot, this property enjoys all the benefits of proximity to schools, scenic beauty of Nose Hill Park, extensive walking paths & ravines & a wide range of amenities. Whether you're enjoying a peaceful walk through the neighbourhood or taking in the views from your own backyard, you'll love it all. This home truly offers the best of both worlds—a peaceful retreat in an established community with all the modern upgrades & conveniences you could want!

Inclusions:
Property Listed By:

**TV & mount in primary bedroom, pool table & accessories, workbench, flower boxes (3) on deck, red desk in blue bedroom, Basement fridge & freezer
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123