



THE
A-TEAM

**RE/MAX
FIRST**

1131 EDMONT Road, Calgary T3A 2J7

MLS®#: **A2174337**

Area: **Edgemont**

Listing Date: **10/21/24**

List Price: **\$1,198,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **7,168 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,711**
Low Sqft:
Ttl Sqft: **2,711**

DOM

8
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:

Lot Feat: **City Lot,Corner Lot,Few Trees,Gazebo,Front Yard,Landscaped,Private**
Park Feat: **Front Drive,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	16`3" x 13`4"
Kitchen	Main	19`0" x 13`3"
2pc Bathroom	Main	5`1" x 4`9"
Den	Main	10`6" x 9`9"
5pc Bathroom	Upper	12`2" x 7`10"
Bedroom	Upper	13`4" x 13`0"
5pc Ensuite bath	Upper	17`11" x 13`6"
3pc Bathroom	Lower	8`2" x 4`10"
Game Room	Lower	25`11" x 16`6"

Room	Level	Dimensions
Living Room	Main	18`0" x 12`11"
Dining Room	Main	12`1" x 8`11"
Mud Room	Main	13`4" x 8`5"
Foyer	Main	9`8" x 7`2"
Bedroom	Upper	16`1" x 10`10"
Bedroom - Primary	Upper	18`0" x 14`0"
Walk-In Closet	Upper	17`2" x 6`11"
Hobby Room	Lower	14`7" x 9`0"
Cold Room/Cellar	Lower	8`0" x 4`11"

Furnace/Utility Room

Lower

26`3" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710954

Zoning:
R-CG

Remarks

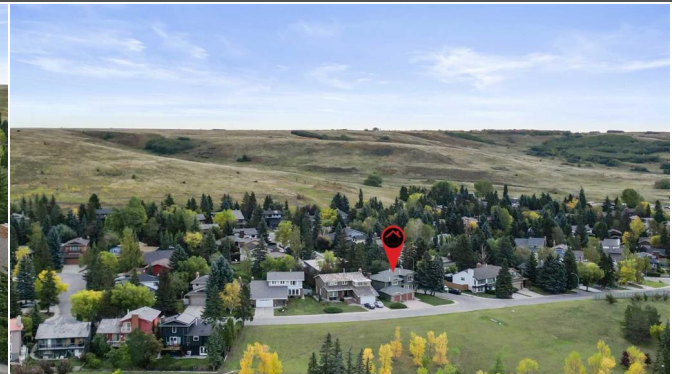
Pub Rmks:

EDGEMONT BEAUTY - positioned on an escarpment to take in sweeping PANORAMIC VALLEY, CITY AND MOUNTAIN VIEWS. TIMELESS CRAFTSMANSHIP enhances the open floor plan and creates a forever family home ambience. A master planned GOURMET KITCHEN features high end appliances, a full bank of cabinetry for storage, a working island with a double sink and a sous chef working station with sink. This gorgeous kitchen has granite topped counters complemented by cream and mocha colored cabinetry with an abundance of pot and pan drawers and a walk in pantry. The centrally positioned dining room leads to the ground level outdoor patio and rear yard. Floor to ceiling windows grace the main floor living areas maximizing the natural light that brightens and warms this estate home. Richly toned hardwood floors transition seamlessly between the family sized Great Room and Living Room each with their own fireplace. Floor to ceiling built ins grace the large mudroom which features the washer/dryer complete with a folding counter and a wash up sink. A private 2 pc powder room off the mudroom is positioned for easy access from the TRIPLE ATTACHED GARAGE. Upstairs is dedicated to the private primary retreat plus two more bedrooms. The spacious primary bedroom overlooks the city, valley and stunning mountain views. A SPA INSPIRED 5 PC ENSUITE BATH is complete with a stand alone custom soaker tub, a 12 head body spray shower, dual vanities, a private water closet and heated floors that extend into the bedroom. A massive extraordinary walk in closet is outfitted with shelving and plenty of hanging space with ample room to add dressers too. Two additional spacious bedrooms share a five piece bath that includes a full size vanity with double sinks and a storage tower. A tub/shower combo plus a separate water closet completes the main bath. The professionally developed lower level features an amazing sized recreation area complete with a wet bar for entertaining. A hobby room and a three piece bath complete the lower level. Storage needs are met in the oversized utility room where you will also find a cold room. All of this on an OVERSIZED CORNER LOT with extra parking and easy access to main transportation corridors and steps from the walking/biking paths that meander throughout the EDGEMONT RAVINE PATH SYSTEM that lead to Nose Hill Park and the playground and seasonal rink. Edgemont Athletic - minutes from the door, offers a seasonal heated swimming pool, tennis/squash courts, social interaction with an on site restaurant and professional health and fitness programs. Edgemont has a diverse range of TOP RATED SCHOOLS and is also close to post secondary education facilities and other amenities. Call today! This beauty won't last long.

Inclusions:
Property Listed By:

Built in dishwasher, built in microwave, built in oven, refrigerator, garburator, hood fan, washer, dryer, all window coverings, garage openers, Century 21 Bamber Realty LTD.

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

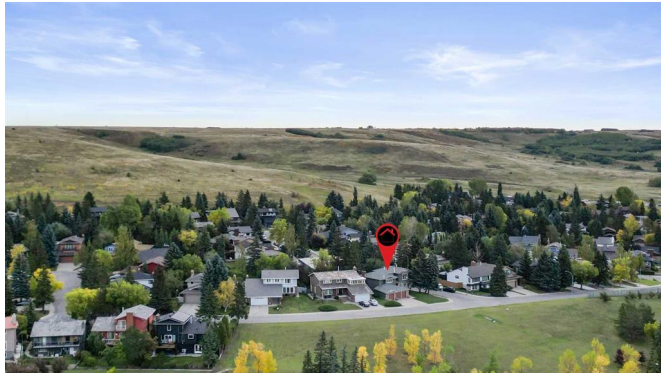
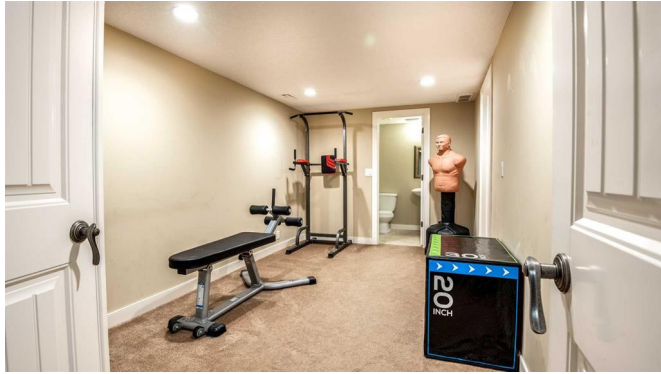












1131 EDMONT ROAD NW
RCA MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 1321.71 Sq Ft / 122.79 m²
UPPER LEVEL (AG) - 1389.57 Sq Ft / 128.09 m²
TOTAL ABOVE GRADE (BAS) SQ. FT. - 2711.28 Sq Ft / 251.88 m²
BASEMENT DEVELOPED AREA (BG) - 868.06 Sq Ft / 80.48 m²
BELOW GRADE EXCLUDED AREA (BG) - 423.09 Sq Ft / 39.30 m²
TOTAL AG/BG AREA - 4032.39 Sq Ft / 374.66 m²



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