



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 EDGE PARK Way, Calgary T3A 4G6**

MLS® #: **A2185717**

Area: **Edgemont**

Listing Date: **01/08/25**

List Price: **\$1,038,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1986**  
Lot Information  
Lot Sz Ar: **5,349 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,267**  
Low Sqft:  
Ttl Sqft: **2,267**

DOM

**24**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,No Neighbours Behind,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 14`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 10`1"</b>
<b>Den</b>	<b>Main</b>	<b>12`9" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 9`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 11`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 11`7"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`2" x 7`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 13`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`9" x 9`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`4" x 11`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`0" x 6`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

4pc Bathroom

Basement

0`0" x 0`0"

2pc Bathroom  
Legal/Tax/Financial

Main

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

8411271

Zoning:  
**R-CG**

Remarks

Pub Rmks: **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 16'8" 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!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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

























