

\$825,000 - 224 Edgemont Bay Northwest, Calgary

MLS® #A2062110

\$825,000

4 Bedroom, 3 Bathroom, 2,456 sqft

Residential on 0.18 Acres

Edgemont, Calgary, Alberta

Great location! Unique, architect-designed custom home with a mountain view, perfect for home business, on a pie-shaped lot at the head of a cul-de-sac. The neighborhood is a dream for families with top schools and plenty of parks and lovely kids to make friends with. So convenient with close access to parks, schools, and shopping plus more. Spacious entrance with slate flooring which leads from the left to the 2 car garage or from the right to the office/den and 3 piece bath. Steps to a huge high-ceiling living room, with a floor-to-ceiling stone gas fireplace. Then up to the dining room with sliding doors to the wrap-around deck and private backyard. Then see the sunny, eat-in kitchen with cantilevered cedar ceiling, skylights, oak flooring, modern appliances (Bosch dishwasher, induction cooktop with touch controls, under-counter lighting, granite island, etc) with a side door that leads to the deck and/or front of the house. The hall from the kitchen leads to 2 large bedrooms (one with a walk-in closet), and a 4pc bath. Go up from the hall to the private adult level on the top floor with a huge primary bedroom with a sitting area near a second fireplace (wood burning), walk-in closet, and huge 5-piece ensuite soaker tub, 2 people ceramic shower, his and hers sink with granite countertops, extra storage, cedar ceiling, and sliding doors to the balcony. The lower level has the laundry, a 4th bedroom great for teens, guests, or mother-in-law, a rec/sitting room with a wood-burning fireplace,



counter, sink, and fridge, and a storage/utility/crawl space. 2011 shingled roof with a 50-year warranty, deck repairs, all new windows & doors with guarantees, upgrades of flooring (oak, walnut, slate, ceramic, carpet), stainless steel appliances, light fixtures, window coverings (silhouette), poured-concrete driveway (\$29K in 2017), landscaped side & backyard. New Furnaces did as well as an air conditioner for these warm summer days.

Built in 1980

Essential Information

MLS® #	A2062110
Price	\$825,000
Sold Price	\$785,000
Date Sold	August 29th, 2023
Bedrooms	4
Full Baths	3
Square Footage	2,456
Lot SQFT	7,653
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Sold

Community Information

Address	224 Edgemont Bay Northwest
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	T3A 2K4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Goods Included	High Ceilings, No Smoking Home
Appliances	Dishwasher, Refrigerator, Oven-Built-In, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Hardwood, Tile

Exterior

Exterior Features	None
Lot Description	Landscaped, Cul-De-Sac, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete
Front Exposure	SW
Frontage Metres	10.89M 35`9"
Site Influence	Landscaped, Cul-De-Sac, Pie Shaped Lot, Private, Views

Additional Information

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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