

# \$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, youâ€™ll love the Sunny East-Facing Backyard, which is fully Landscaped, Treed, Fenced, and features both a Deck and a Patioâ€”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.

Donâ€™t miss this incredible opportunity to own a beautifully updated home in one of Edgemontâ€™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        | Heated Garage, Double Garage Attached, Insulated |
| # of Garages   | 2                                                |

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 104               |
| Zoning         | R-CG              |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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