

# \$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, 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!

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	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	94
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.