



71 Edcath Road Calgary Alberta

\$874,900

Tucked away in the highly sought-after NW Edgemont community, this beautifully maintained & updated walkout home, features 6 bedrooms, 4 bathrooms, and over 3,400 square feet of developed living space. Situated on a large, peaceful, tree-lined lot, this property offers a blend of elegance, space, and practicality for modern family life. Upon entering, an inviting open foyer guides you into the formal living and dining areas, perfect for both gatherings and intimate family dinners. At the core of this home is a fully renovated kitchen by Legacy Kitchens, where no expense was spared. This high-end renovation, featuring Cesar Stone counters, stainless steel appliances—including a gas cooktop and wall oven—creates a space that any culinary enthusiast will appreciate. Adjacent to the kitchen, the family room exudes warmth with a cozy gas fireplace, custom built-ins, and a convenient wet bar. A casual dining nook, overlooking the lush backyard through updated windows, provides an ideal setting for relaxation or entertaining. Completing the main floor is a versatile office with built-in cabinetry and a desk by California Closets (or an extra bedroom), a 2-piece powder room, and a well-designed mudroom. On the upper level, 4 additional spacious bedrooms await, including the extended primary suite, which offers a sitting area, an ample walk-in closet, and a luxuriously renovated 4-piece ensuite. This ensuite is a true retreat with its elegant fully tiled shower, dual sinks, Legacy cabinetry, and a useful sitting area. To add convenience, a dedicated laundry space is included within the main 4-piece bath, streamlining daily routines. The fully finished and freshly painted walk-out basement, complete with updated flooring and ceiling lighting, provides a large open recreation room that flows into the lovely backyard—ideal for summer barbecues and outdoor play. This level a...

Recreational, Games room 34.08 Ft x 11.75 Ft

Bedroom 13.17 Ft x 9.25 Ft

Storage 10.67 Ft x 12.58 Ft

2pc Bathroom 5.25 Ft x 7.33 Ft

Storage 7.83 Ft x 7.33 Ft

Living room 11.75 Ft x 16.17 Ft

Family room 14.75 Ft x 14.25 Ft

Bedroom 10.92 Ft x 10.42 Ft

2pc Bathroom 7.83 Ft x 3.58 Ft

Bedroom 10.25 Ft x 12.83 Ft

4pc Bathroom 7.92 Ft x 8.67 Ft

4pc Bathroom 13.92 Ft x 10.67 Ft

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RE/MAX

**RE/MAX REAL ESTATE
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Dining room 11.83 Ft x 15.17 Ft

Kitchen 10.00 Ft x 11.17 Ft

Breakfast 8.58 Ft x 14.17 Ft

Primary Bedroom 17.67 Ft x 24.42 Ft

Bedroom 14.92 Ft x 10.33 Ft

Bedroom 10.25 Ft x 8.25 Ft