



## 7047 Edgemont Drive Calgary Alberta

\$1,100,000

Backing onto John Laurie Park & walking distance to bus stops & the Edgemont Athletic Club is this warm & inviting two storey...with a total of 4 bedrooms + den, 2 fireplaces & central air, maintenance-free deck & surrounded by wide open views of the mountains, Canada Olympic Park & downtown. First-time offered for sale in 45 years, this wonderful one-owner home enjoys extensive wood paneling & bright open rooms, 2.5 bathrooms, oak kitchen with stainless steel appliances & truly incredible backyard with winding gardens & beautiful flowers. The perfect home for both raising a family & entertaining, you will love the expansive open concept living & dining room with vaulted ceilings & mirrored feature wall, which leads into the sunny dining nook with wall-to-wall windows & tile floors, oak kitchen with loads of cabinet space & access onto the backyard deck. The stainless steel appliances include a Bosch dishwasher & LG stove/convection oven, plus an over-the-range Maytag microwave/hoodfan. From the kitchen, step down into the cozy family room with its wood paneled walls & stone-facing fireplace...the ideal spot to relax after a long day. Upstairs there are 4 lovely bedrooms & 2 full bathrooms; the primary bedroom is a tremendous size & has 2 mirrored closets, ensuite with walk-in shower & its own private balcony overlooking the backyard. The family bathroom has 2 sinks & built-in shelving, with an adjoining laundry room with Kenmore washer & dryer. The lower walkup level - with separate access to the backyard, is finished with a large rec room with wood-burning fireplace, lounge/games room & loads of extra space for storage. On the main floor there is also a home office with built-in shelving. Additional features include Hunter Douglas blinds, skylight in the foyer, clay tile roof, 2 furnaces & 2 air conditioning units, garage with built-in cabinets & shelves, beautif...

Recreational, Games room 29.25 Ft x 11.17 Ft  
 Recreational, Games room 17.08 Ft x 12.50 Ft  
 2pc Bathroom Measurements not available  
 Living room 18.25 Ft x 11.92 Ft  
 Dining room 12.42 Ft x 9.83 Ft  
 Kitchen 13.25 Ft x 9.00 Ft

Den 10.58 Ft x 6.92 Ft  
 3pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Primary Bedroom 18.83 Ft x 11.92 Ft  
 Bedroom 19.25 Ft x 12.58 Ft  
 Bedroom 11.92 Ft x 10.92 Ft

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Listing Presented By:



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Other 13.25 Ft x 9.00 Ft

Family room 16.67 Ft x 13.08 Ft

Bedroom 14.17 Ft x 8.83 Ft

Laundry room 5.92 Ft x 5.50 Ft