



## 71 Edcath Road Calgary Alberta

\$935,000

Nestled in the heart of the desirable NW community of Edgemont, this beautifully upgraded home with walk-out basement offers a total of 6 bedrooms, 4 total bathrooms & over 3,400 total developed space. Situated on a large serene treed lot, this property provides the perfect balance of elegance, space & functionality for modern family living. As you step inside, you're greeted by an inviting open foyer leading you to formal living & dining rooms, perfect for hosting gatherings or enjoying quiet family dinners. The fully renovated kitchen by Legacy Kitchens, is truly the heart of this home, where no detail has been overlooked. This beautiful high-end renovation featuring Cesar Stone counters, stainless steel appliances—including a gas cooktop and wall oven—creates a space that any home chef will love. Just off the kitchen, the family room offers warmth & comfort with cozy gas fireplace, custom built-ins, & convenient wet bar area. Plus an informal dining nook that overlooks the backyard through the updated windows, makes it an ideal spot for relaxation or entertaining. The main floor is completed by a versatile home office with built-in cabinetry & desk by California closets (or bedroom), 2-piece powder room, & well-appointed mudroom. Upstairs, you'll find four more spacious bedrooms, including the expansive primary suite, boasting a sitting area, large walk-in closet, & a beautifully renovated luxurious 4-piece ensuite. This is a true retreat with its stunning fully tiled shower, 2 sinks & Legacy cabinetry & handy sitting area. For added convenience, the upper floor also includes a dedicated laundry space within the main 4-piece bath, making daily tasks a breeze. The fully finished & re-painted walk-out basement with updated flooring & ceiling lighting is a fantastic family space, with large open recreation room that opens up to the lovely backyard, perfect for s...

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

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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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