

40 Edforth Road Calgary Alberta

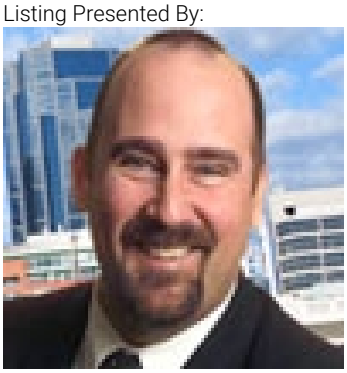
$999,999

Welcome to this beautifully renovated home in the highly sought after community of Edgemont, offering an exceptional blend of modern updates, generous living space, and an unbeatable location. With over 3,537 sq. ft. of developed living space, this impressive property features 3 bedrooms, a versatile lower level den, and 3.5 bathrooms.Thoughtfully updated throughout, the home features engineered hardwood flooring, new windows, new doors, fresh interior and exterior paint, updated lighting, fully renovated bathrooms, and brand new LVP flooring in the basement.The main floor showcases a stunning formal living room with expansive south facing floor to ceiling windows, soaring 20 foot vaulted tongue and groove ceilings, and a spacious dining area ideal for entertaining. The bright eat in kitchen offers new cabinetry, brand new Frigidaire Gallery appliances, Quartz countertops and backsplash, and a functional layout overlooking the backyard.Just steps down, the sunken family room offers a warm and inviting retreat with a wood burning fireplace, stylish wet bar, and direct access to the backyard deck. This level also includes a spacious laundry room, 2 piece bathroom, and access to the oversized double attached garage with a brand-new garage door.Upstairs, a dramatic staircase leads to an open landing overlooking the main floor. The expansive primary suite features a private balcony, dual closets, and a beautifully updated 5 piece ensuite. A versatile sitting area or den with a second fireplace adds flexibility, while two additional generously sized bedrooms and a full bathroom complete the upper level.The fully developed basement offers endless possibilities for a home theatre, gym, recreation room, or additional living space. A beautifully updated bathroom with sauna creates the perfect space to relax and unwind, while large windows bring plenty of natural light to the...

Primary Bedroom 11.33 Ft x 17.42 Ft
Bedroom 10.33 Ft x 12.58 Ft
Bedroom 10.00 Ft x 16.92 Ft
Loft 8.50 Ft x 13.58 Ft
Bonus Room 12.25 Ft x 14.58 Ft
5pc Bathroom 7.25 Ft x 13.92 Ft

Recreational, Games room 13.75 Ft x 30.58 Ft
Den 8.67 Ft x 10.92 Ft
Sauna 5.83 Ft x 6.58 Ft
Furnace 9.17 Ft x 25.00 Ft
Other 6.00 Ft x 8.33 Ft
Living room 12.58 Ft x 15.25 Ft

Listing Presented By:



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3pc Bathroom 4.92 Ft x 11.67 Ft

Other 4.58 Ft x 13.00 Ft

3pc Bathroom 10.25 Ft x 10.92 Ft

Other 8.92 Ft x 13.42 Ft

Dining room 12.25 Ft x 13.50 Ft

Kitchen 12.17 Ft x 14.83 Ft

Family room 14.42 Ft x 15.25 Ft