

**36 Edcath Road NW**  
**Calgary, Alberta****MLS # A2216290****\$889,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,477 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this well cared and maintained home located in the most sought-after NW community of Edgemont in Calgary. Upon entry, you are impressed by a spectacular grand staircase that leads to the upper floor, an open concept living and dining room with soaring vaulted ceilings and enhanced by a large southeast facing window and east side windows allowing for tons of natural light in, and gleaming oak hardwood flows thorough on the main and second floors. The main floor also features an upgraded oak island kitchen with granite counters, tiled backsplash, gas top stove, SS & Built-in appliances and under cabinet lighting, a nice breakfast area with two picture windows and a large French door leading out onto the backyard deck, an inviting sunken family room accented by built-in wall units and a gas fireplace, a spacious main floor den allowing you to skip the commute to work and embrace the home office lifestyle, a 2-pc powder room with a space for a separated shower, and a laundry room leading to the garage. Upstairs provides a primary bedroom with a built-in bench, a walk in closet and executive updated Ensuite with air jetted tub and separate shower, two more good size bedrooms and a 4-pc updated family bathroom. Updates also included vinyl windows in 2024, Poly B pipes replaced where could be seen under the basement, luxury asphalt shingles replaced in 2013, furnace, a hot water tank and water softener replaced in the basement. The big basement (1395SF) waits for your personal touch with the potential for another bedroom or two, a bathroom and a rec room. The backyard is completed with a deck, underground sprinklers, flower gardens and leafy trees. Edgemont is a sought after established community, with proximity to Nose Hill Park, off-leash areas and extensive green spaces, walking paths, ravines and abundant amenities.

The neighborhood is also well-served by top ranking public schools, and the nearby Crowfoot Centre and Market Mall provide convenient access to shopping and dining options. The University of Calgary and hospitals are a short commute via quick access to Shaganappi Trail & Crowchild Trail.