



780-978-7122  
 sukhu@grassrootsrealtygroup.ca

**3905 Edison Crescent SW  
 Calgary, Alberta**

**MLS # A2304132**



**\$3,250,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,110 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Television and Sound System

One of a kind two story executive family home in prime East Elbow Park location offering over 4000 square feet above grade, a total of 5 bedrooms, double attached garage + beautiful sunny west facing backyard. This modernist home features an intriguing layout + expansive principal rooms throughout. The elevated living room showcases soaring ceilings + a striking concrete framed wood-burning fireplace, while the formal dining room provides an impressive space for entertaining. At the front of the home, a comfortable self-contained sitting room/den with sliding glass doors offers a private designated space away from the hub of the house. The chef's kitchen, renovated approximately 10 years ago, is well laid out with professional appliance, an island, abundant storage + overlooks the sunken family room which along with the large informal dining area are filled with natural light from a wall of windows + patio doors that open onto the private west facing backyard complete with deck + mature trees. To complete the main floor there is a cheery laundry room with added storage + an added feature of a main floor bedroom with easy access to a 3-piece bath that adds versatility to the property. Upstairs, four generously sized bedrooms are all ensuited. The primary suite is a standout with a floating concrete + cherry wall, an efficient closet system, a well-appointed ensuite + its own private office space. The exterior offers strong contemporary curb appeal with newer finishes completed in 2024 + a welcoming glass entry. Additional features include a double heated attached garage with epoxy flooring, large mudroom with extra storage, developed lower level (renovated in 2024) + newer rear windows. Ideally located on a very quiet street that is within walking distance to all levels of schools, 4th Street shopping, the pathway system + the Glencoe Club.

A rare opportunity to own a distinctive architectural home in one of Calgary's most sought-after neighborhoods.