

**3905 Edison Crescent SW
Calgary, Alberta**

MLS # A2304132



\$3,250,000

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

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

Inclusions: Television and Sound System

Open house Saturday April 25 2:30–4 pm. 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.