

# \$1,777,000 - 4207 Edgevalley Landing Nw, Calgary

MLS® #A2228479

**\$1,777,000**

4 Bedroom, 4.00 Bathroom, 3,078 sqft

Residential on 0.24 Acres

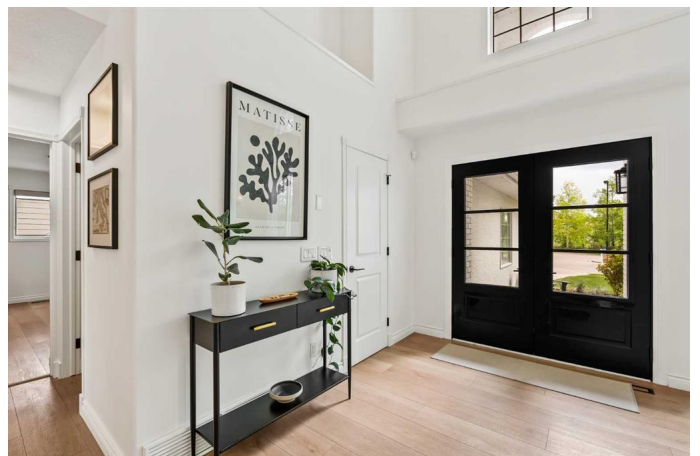
Edgemont, Calgary, Alberta

Wonderful opportunity to live in a highly sought-after enclave of Edgemont. Situated on a sprawling 10,000 SQFT estate lot, this elegant home offers magnificent ravine views from both the front and back exposures. The cul-de-sac location welcomes with dramatic curb appeal featuring an oversized divided driveway, manicured landscaping, and a grand front entrance.

Step inside to a bright, airy layout with soaring double-height ceilings and focal staircase. Recent, substantial renovations deliver a serene and neutral palate running seamlessly throughout the home.

The gourmet kitchen is a home-chef's dream, outfitted with expansive cabinetry, quartz countertops, KitchenAid appliances - including coffee/bar station with integrated beverage fridge. Multiple living and dining areas - both formal and informal - provide ample space for entertaining and everyday living. A large main floor home-office is complete with built-in cabinetry and desk. Heated triple-car garage with new epoxy floor + hot & cold water bibs opens directly to a well-equipped mudroom complete with custom lockers and additional storage.

Upstairs, the primary retreat is perched over the ravine and receives abundant natural light. A complementary, luxurious ensuite is finished in travertine tile with an oversized walk-in shower + double vanities, soaker tub, in-floor heating, and his-and-hers walk-in closets for optimal organization.



Two additional and spacious bedrooms, each with walk-in closets,Â share a large 4-piece bathroom - perfect for siblings. Convenient upper-level laundry room has plenty of cabinetry and counter space + a wash-sink. The fully-finished basement has radiant in-floor heating and is designed for versatility with a fourth bedroom, sprawling family room, home gym space/games area, and potential for a future bar + storage room. Walk-out to a beautifully landscaped, south-oriented and level backyard with mature trees and perimeter plantingsÂ + hot tub.

Additional features include irrigation +Â newÂ central air conditioning units for year-round comfort.Â

Edgevalley Landing evokes a gated-community feel with lush green spaces,Â extensive walking trails - many with mountain viewsÂ - and no through traffic; ideal for families. Enjoy close proximity to top-rated schools, including the IB program at Sir Winston Churchill,Â both elementary and Jr. high schools within walking distance, and easy access to Nose Hill Park, transit and local amenities. No Poly-B - New Roof, early Summer 2025.

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228479    |
| Price          | \$1,777,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,078       |
| Acres          | 0.24        |
| Year Built     | 1997        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4207 Edgevalley Landing Nw |
| Subdivision | Edgemont                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5V2                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, High Ceilings, Kitchen Island, Recessed Lighting, Walk-In Closet(s)           |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Boiler, Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Reverse Pie Shaped Lot |
| Roof              | Cedar Shake            |
| Construction      | Brick, Stucco          |
| Foundation        | Poured Concrete        |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 24   |
| Zoning         | R-CG |

## **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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