# \$1,128,000 - 4065 Edgevalley Landing Nw, Calgary

MLS® #A2134513

\$1,128,000

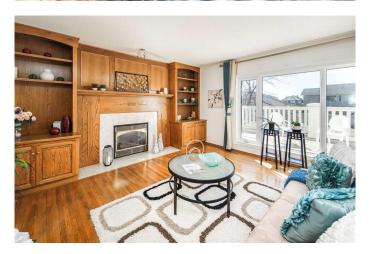
5 Bedroom, 4.00 Bathroom, 2,791 sqft Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Location, location! Welcome to this beautiful two-story home nestled in Edgevalley, boasting a serene South-facing orientation overlooking a lush greenbelt and mere steps away from a picturesque treed ravine. With 3 levels of refined estate living, this captivating residence features 5 bedrooms plus a den/office with exquisite hardwood and expensive marble tile floors throughout main floor. Step inside to discover a thoughtfully designed family-friendly floor plan, complete with a formal dining room, a high ceiling living room, and a spacious great room adorned with a cozy fireplace embraced by built-in cabinets. The dedicated breakfast nook offers seamless access to a sizable balcony, perfect for enjoying morning coffee or alfresco dining. The kitchen is a chef's delight, boasting stunning granite counters and upgraded stainless steel appliances, creating an inviting space for culinary creations. Ascend to the upper level, where 4 generously sized bedrooms await. The spacious master bedroom includes a tranquil owner's retreat, featuring a cozy sitting area and a walk-in closet. The owner's retreat is further enhanced by a sleek renovated ensuite, boasting quartz-topped double vanities and an oversized glass shower. The bright and expansive walkout basement is an entertainer's dream, boasting a vast recreation room perfect for hosting gatherings and movie nights on the big screen. Additionally, a playroom, 5th bedroom, and a well-appointed 4-piece bath complete this level, providing







ample space for family and guests alike. Extensive top-quality improvements including Two High-Efficiency Furnaces (2021) Triple Pane Energy Saving Windows on three levels (2019) and New Master Bathroom and Main Bathroom with heated floors (2021). This luxury residence offers unparalleled convenience, with top-ranking schools such as Edgemont Elementary School just 700 meters away and Tom Baines School, a top-ranking middle school, a mere 1.2 kilometers away. Edgemont's students also have access to esteemed high schools like Sir Winston Churchill School. The location is further enriched by its proximity to walking paths, shopping destinations, playgrounds, public transit, and the scenic Nose Hills Park, all within walking distance. Don't miss the opportunity to make this exceptional residence your forever home, where luxury, comfort, and convenience converge in perfect harmony. Schedule your private tour today!

#### Built in 1993

#### **Essential Information**

MLS®#	A2134513
Price	\$1,128,000
Sold Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00

Full Baths 3 Half Baths 1

Square Footage 2,791 Acres 0.15 Year Built 1993

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

### **Community Information**

Address 4065 Edgevalley Landing Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 5H5

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Recreation Facilities, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Landscaped, Level

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 22nd, 2024
Date Sold June 13th, 2024

Days on Market 22
Zoning R-C1

HOA Fees Freq. ANN

# **Listing Details**

Listing Office TrustPro Realty

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