

# \$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, 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 0.00  
HOA Fees Freq. ANN

**Listing Details**

Listing Office TrustPro Realty

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