

\$899,000 - 197 Edgevalley Close Nw, Calgary

MLS® #A2136396

\$899,000

5 Bedroom, 2.00 Bathroom, 2,228 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

****Open Housing Event 12:00-5:00pm Saturday and Sunday June 1st and 2nd**** Welcome to 197 Edgevalley Close NW. This modernized 5 Bedrooms, 2.5 Baths Upgraded 2-storey Home offers over 3,250 square feet of upgraded living in the heart of Edgemont. Located only moments away from The Ridge and Park and Bike Trails! This home was extremely well cared for and offers a ton of upgrades with Triple Pane Windows Throughout (2022) Hot Water and Furnace Replacement (2015), A/C Addition (2015), New Roof and Full Exterior Siding Replacement (2013), Upgraded Attic Insulation (2022), and Professionally Landscaped backyard! As you enter this home youâ€™re greeted by a large foyer, vaulted ceiling, hardwood flooring, a custom ceramic entry, and plenty of oversized windows creating a bright and inviting atmosphere throughout the entirety of the home. This main floor boasts 2 living rooms, a private den/office, and an open and fully upgraded executive kitchen perfect for entertaining. You can also cozy up against the two main floor fireplaces found in each of the spacious living room designs! The dining area next to the kitchen is surrounded by large windows and is the perfect size for casual or family dining. The kitchen has been fully and meticulously upgraded (2015) with the Chef lifestyle in mind and offers custom granite countertops from Europe, a Commercial Gas Range (Bluestar) Stove, Commercial Hood-Fan, Bosch Dishwasher, Samsung



Built-in Fridge, Microwave, and Wine Ridge.

All the Cabinets have been done with Soft Close Doors and Drawers and offer ample storage for all your cooking needs.

Heading up to the top floor this home is open to above with a vaulted ceiling design adding natural lighting and a welcoming transition to the private living above. This 4 bedrooms upper plan offers a South backing Primary Suite with generous sized built-in upgraded walk-in closet, and attached 5pc ensuite with dual sinks design. Youâ€™ll find 3 more great sized bedrooms for maximum use of space on the top level, along with a newly renovated 4pc bathroom. The developed basement has another fireplace wall feature and offers a massive bonus room that works perfectly for movie nights and entertaining. There is a ton of space and storage developed with a dedicated cold room and oversized mechanical room perfect for additional shelving/storage if needed. The basement also provides a 5th bedroom option with egress window allowing for more flexibility on layout. The private and custom South landscaped backyard offers privacy and a welcome escape with fruit trees, a flower garden, exterior lights, an exposed aggregate patio, and in-ground irrigation system!

This home is in a prime location within walking distance to bus stops & off-leash dog parks, just steps away from the Ravine Pathways, easy access to the Edgemont Superstore & quick commute to highly-rated schools, University of Calgary, hospitals, shopping, LRT & downtown. Book your showing today to see why homes like this donâ€™t come up often!

Built in 1994

Essential Information

MLS® #	A2136396
Price	\$899,000

Sold Price	\$899,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,228
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	197 Edgevalley Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5E5

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Side By Side

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Many Trees, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 6th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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