

# \$965,000 - 8308 Edgevalley Drive Nw, Calgary

MLS® #A2144416

**\$965,000**

4 Bedroom, 4.00 Bathroom, 2,040 sqft  
Residential on 0.14 Acres

Edgemont, Calgary, Alberta

FULLY UPGRADED dream home situated in the highly coveted community of Edgemont. Extensively renovated in recent years with over \$400K invested (this is not a flip!). Boasting numerous upgrades throughout, such as energy efficient Lux triple pane windows, LVP flooring, TWO air conditioning units, high efficiency furnaces, updated plumbing (NO POLY B), new electrical panel, new bathrooms, baseboards & casings, custom cabinetry, designer lighting, and so much more! Enjoy the bright and open concept floor plan, ideal for hosting gatherings or simply relaxing with family. Chef's kitchen designed by Maxime Chin with large walnut island, LED lighting under both the upper and lower cabinets, stunning quartz countertops, stainless steel appliances, and functional storage. Convenient main floor office or bedroom for flexible living arrangements. The primary bedroom includes a spacious walk-in closet and a stylish ensuite bathroom featuring dual vanities and a luxurious shower, offering a serene retreat within your own home. Professionally developed basement with a large rec room and contemporary bathroom. An egress window is already in place, allowing for the seamless addition of another bedroom. The professionally landscaped backyard is a showstopper with patio stones, aspen trees, lush grass, irrigation system, BBQ gas line, and a hot tub where you can control water chemistry from your phone for effortless



relaxation. Edgemont is a family friendly community filled with green spaces, walking and bike paths, close proximity to Nose Hill Park, and this home is steps to highly rated Edgemont School. Floor plans and a 3D tour are readily available, providing a glimpse into this move in ready residence.

Built in 1990

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2144416       |
| Price          | \$965,000      |
| Sold Price     | \$960,000      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,040          |
| Acres          | 0.14           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Sold           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 8308 Edgevalley Drive Nw |
| Subdivision | Edgemont                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A4X1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked                                                                                                                                                           |
| Heating           | Forced Air                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                          |
| Fireplaces        | Family Room, Wood Burning                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                             |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Private Yard, Storage                      |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Private |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Stucco                                                                |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2024 |
| Date Sold      | July 29th, 2024 |
| Days on Market | 12              |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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