

\$1,088,000 - 4119 Edgevalley Landing Nw, Calgary

MLS® #A2146769

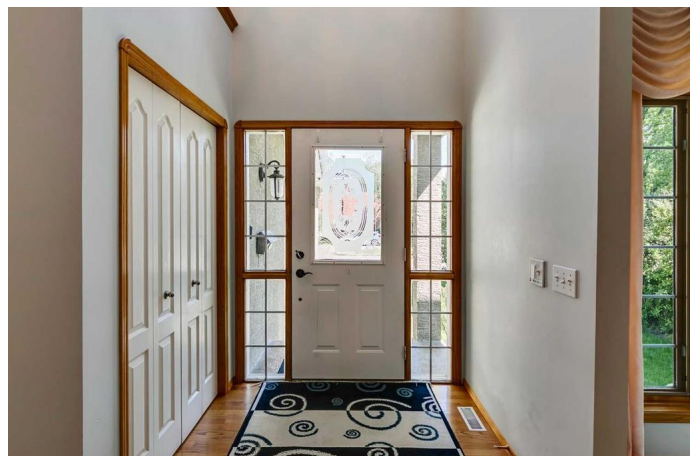
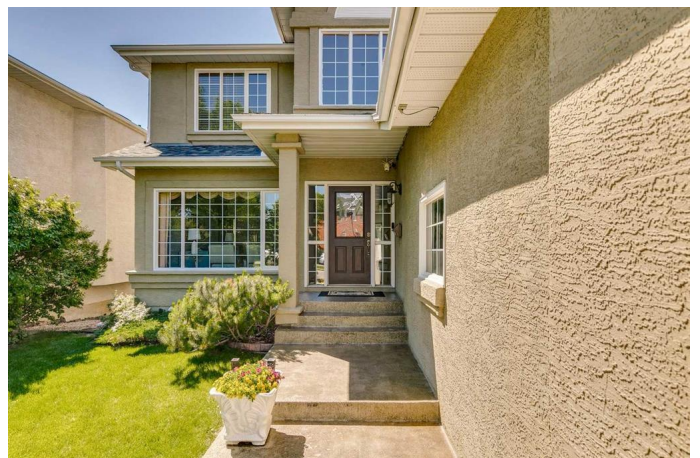
\$1,088,000

4 Bedroom, 3.00 Bathroom, 2,501 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Welcome to this excellent Edgemont property, nestled beside the infamous community ravine. Discover the allure of the 4-bedroom, 2.5 bathroom home, perfectly situated close to the ravine without paying the ravine premium. The sellers are the original owners and their pride of ownership shines through the property. As you step into the home, you are welcomed by a soaring open-to-above foyer. For the home office warriors, there is a spacious 10x13 main floor den for all of your work calls & Zoom meetings. The large front windows flood the great room with natural light and lead your line of vision into the elegant formal dining room. Through the doorway, you will find a well-maintained kitchen with updated appliances. This is the perfect place to cook up a hearty meal for your family to enjoy together. Meal time flows seamlessly into downtime as you wind down for the evening next to the toasty living room fireplace. As we get deeper into the night it is time to head upstairs to the sleeping quarters. The primary suite welcomes you with grand double doors. The expansive size of the room is a wow factor in itself. The ensuite bathroom was customized with the builder to provide a functional flow in the space. There are not two, but THREE other bedrooms on the upper level. Unlike some newer home models, this home offers you the additional bedroom without shaving square footage from any of the rooms. All of the bedrooms on the upper level are incredibly well-sized. Avoid the hot summer inside the



home equipped with central AC, or soak up the sun's rays on your brand-new composite deck in your south-facing backyard. No need to worry about nosy neighbours - your backyard faces some green space and walking paths. The walk-out basement is a blank canvas for you to customize to your liking. This beautiful home is located at the high point of the community ravine, conveniently close to main access roads such as Shaganappi Trail, John Laurie Boulevard, 53 Street, Country hills Boulevard, and Sarcee Trail. Perfect for families, this home is walking distance to Edgemont School and Tom Baines School. Teenagers will feed into Sir Winston Churchill High School. On a macro-level, you will find that Edgemont is a highly sought-after community in Calgary. It is well-established with all of your essential amenities (LRT station, bus stops, grocery stores, banks, fitness centres). NOTABLE UPGRADES: 2006 roof replaced with 40-year Everest shingles | 2010 stucco repainted | 2016 new composite deck | 2017 attic insulation top-up to R50 | 2017 replaced all south-facing windows | 2017 new faux wood blinds throughout | 2020 new refrigerator & dishwasher | 2020 new granite in all bathrooms | 2020 poly-B replacement | 2020 new carpet and LVP flooring | 2020 main bathroom refresh, replaced tub with tiled, standing shower | 2020 new paint throughout | 2020 both furnaces were replaced | 2020 new hot water tank | 2022 central AC for upper level **upgrades list can also be found in the Supplements**

Built in 1994

Essential Information

MLS® #	A2146769
Price	\$1,088,000
Sold Price	\$1,015,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,501
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4119 Edgevalley Landing Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5H5

Amenities

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

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out
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Exterior

Exterior Features	Balcony, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Few Trees, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	September 11th, 2024
Days on Market	62
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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