

\$1,348,800 - 190 Edgeview Drive Nw, Calgary

MLS® #A2156261

\$1,348,800

5 Bedroom, 4.00 Bathroom, 2,615 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

This is it! Welcome to Edgevalley! If you're in the market for a home with breathtaking mountain views and a walkout basement, look no further. This stunning, meticulously maintained 2-storey home with a double attached garage is a dream come true! Located in the highly sought-after NW community of Edgemont, this spectacular 5-bedroom residence is nestled on a quiet street, backing onto a green space and walking path, with a south-facing backyard that boasts a panoramic view of the mountains. Lovingly maintained by the original owners, this home has seen numerous updates over the years, including triple pane windows (\$70K - 2022), PolyB removal (\$15K - 2018), elastomeric stucco resealing & painting (\$12K - 2016, warranty until 2031), new parging (\$2K - 2023), instant hot water tank (2018), concrete roof tiles, power blinds, air conditioning, and irrigation. With over 4,000 sq. ft. of developed living space, this gorgeous home sits on a large rectangular lot. The backyard is beautifully landscaped and meticulously maintained. It contains a large shed providing ample storage, and offers a sense of openness with a walking path and large green space behind, providing distance from the neighbours. Inside, you'll be immediately struck by the pride of ownership. A soaring vaulted ceiling welcomes you as you step through the front door, drawing you into the inviting living space. The main floor living areas, one of which features a cozy



wood-burning fireplace, provide plenty of room for relaxation. The large chef's kitchen is equipped with stainless steel and built-in appliances, a massive stone island and countertops, and abundant storage. The adjacent eating nook leads out to your large patio with a gas line, perfect for enjoying those brilliant mountain views. The main floor bedroom or office offers flexibility. Upstairs, the impressive principal retreat offers more of those unbelievable mountain views, a large walk-in closet, and a luxurious 5-piece ensuite with a soaker tub. The second floor also features two sizeable bedrooms that can serve as kids' rooms, guest bedrooms, or home offices. The fully finished basement is perfect for entertaining! It includes a fifth bedroom, a 4-piece bathroom, plenty of storage, and a large living area with a cozy gas fireplace. Walk out to relax in your hot-tub on the beautiful covered patio. The spacious garage is drywalled and insulated, offering ample room for storage. This amazing family home is a rare find, and its NW Calgary location is a must-see. As a resident, you'll enjoy easy access to the mountains, city transit, walking paths, schools, restaurants, and shopping.

Built in 1990

Essential Information

MLS® #	A2156261
Price	\$1,348,800
Sold Price	\$1,282,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,615
Acres	0.15
Year Built	1990

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	190 Edgeview Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4X4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Garden, No Neighbours Behind, Landscaped, Level, Street Lighting, Private, Rectangular Lot, Views
Roof	Tile
Construction	Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024
Date Sold August 29th, 2024
Days on Market 7
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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