

\$1,099,999 - 8 Edgevalley Manor Nw, Calgary

MLS® #A2193692

\$1,099,999

4 Bedroom, 4.00 Bathroom, 2,332 sqft
Residential on 0.23 Acres

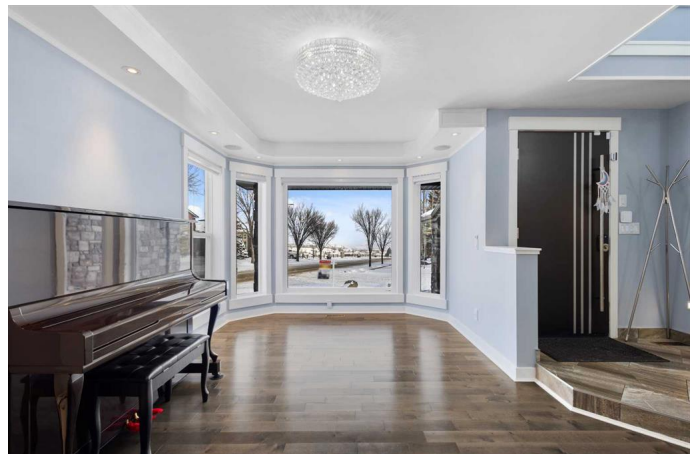
Edgemont, Calgary, Alberta

PRICED TO SELL!!! OPEN HOUSE 2-4PM, APR 6TH. Shows like NEW! Move in to enjoy this beautifully renovated inside and outside stunning fully finished executive home with over 3,500 sqft of developed living space in the desirable Edgevalley Manor NW. Italian custom-made garage door & front door. Gleaming hardwood floors on the main and upstairs.

Recent Upgrades: Brand new kitchen, water softener, full security system with cameras, triple pane windows, blinds, LED lighting (2021 & 2022). Completely redone expensive exterior with stone & fence (2019), sprinkler system (2019), A/C & furnace (2017), newer 50-year shingles.

Master quarter with a huge walk-in closet and luxurious 7-piece ensuite bath. Central A/C. No Poly B. Stamp concrete walkway, extended driveway. Sunny southwest backyard with sprinkler system. Tons of pot light fixtures throughout.

This home is filled with modern and luxurious details, and you will be amazed by its quality. The main level features a welcoming living room with a bay window and a fireplace in the family room. The renovated kitchen has a beautiful waterfall central island with quartz countertops, white cabinetry, Bosch stainless steel appliances (gas stove, built-in oven & fridge), and a pantry. A sunny nook leads to



the deck. The main floor den with a built-in bookcase can be used as a home office or guest bedroom, plus a powder room completes this level.

The upper level boasts four spacious bedrooms, including the master quarter with a huge walk-in closet and a luxurious 7-piece ensuite bath with a soaker tub & oversized shower with a rain showerhead. Three additional bedrooms all feature bright windows and ample space.

The finished basement offers a huge recreation room, great for entertaining, a summer kitchen, and another bedroom with a full bath. This incredible home sits on a huge corner lot, fully fenced with RV parking, a gate, sprinklers, and a covered deck. The extended outdoor living space is perfect for pets and kids to roam freely. Imagine relaxing and entertaining in the summer months!

Tons of built-in speakers throughout. All showers are custom-made with Italian design. Crystal chandeliers and LED lighting, modern glass railings on the staircase, and built-in features throughout.

Excellent Location: Right across from a beautiful ravine and trails. Walking distance to schools and just minutes to Superstore, restaurants, shopping, and many other amenities. Easy access to Nose Hill, Shaganappi Trail NW, and Country Hills Blvd. Come and see its beauty today!

Built in 1994

Essential Information

| | |
|----------|-------------|
| MLS® # | A2193692 |
| Price | \$1,099,999 |
| Bedrooms | 4 |

| | |
|----------------|-------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,332 |
| Acres | 0.23 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 8 Edgevalley Manor Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 5E1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 9 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Additional Parking, Garage Faces Front, Paved, Private Electric Vehicle Charging Station(s) |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Bookcases, Stone Counters |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Other, Private Yard, RV Hookup |
| Lot Description | Corner Lot |
| Roof | Shingle |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 56 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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