

# \$1,749,000 - 4207 Edgevalley Landing Nw, Calgary

MLS® #A2241429

**\$1,749,000**

4 Bedroom, 4.00 Bathroom, 3,078 sqft

Residential on 0.24 Acres

Edgemont, Calgary, Alberta

Exceptional opportunity to live in a highly sought-after enclave of Edgemont. Situated on a 10,000 SQFT estate lot, this tastefully renovated residence in Edgevalley Landing captures ravine views from both the front and back exposures. Set along a winding, tree-lined cul-de-sac, this home impresses with striking curb appeal, beginning with a welcoming divided driveway and meticulously maintained landscaping.

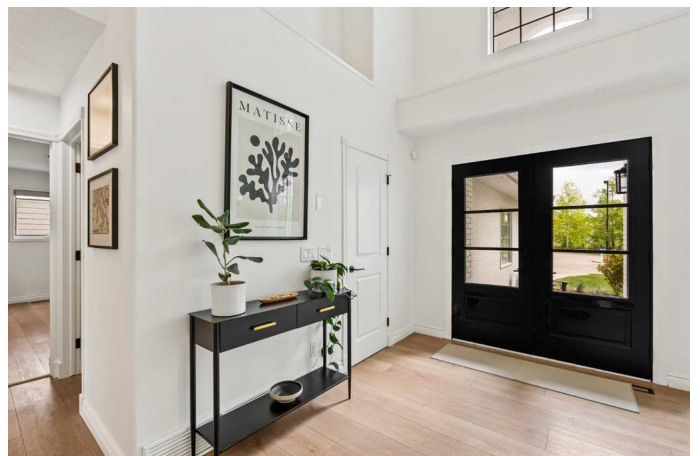
A grand front entry opens to a light-filled foyer with soaring double-height ceilings.

Professionally-curated updates have created a serene and neutral palette that flows seamlessly throughout all three levels.

The gourmet kitchen is a home chef's dream, outfitted with abundant cabinetry, quartz countertops, high-end appliances include: built in Wall-Oven, Induction Cooktop + Integrated Microwave; a separate coffee/bar station includes beverage fridge. Multiple living and dining areas, both formal and informal, provide ample space for entertaining and everyday use. A main-floor home office is enhanced with custom cabinetry and a built-in desk; an ideal hideaway for work-from-home and school projects.

The heated triple-car garage with new epoxy flooring + hot & cold water bibs opens directly into a spacious connected mudroom featuring built-in lockers and generous storage.

Upstairs, the primary retreat overlooks the ravine and enjoys an abundance of natural light. The spa-like ensuite is finished in



travertine tile and offers an oversized walk-in shower, double vanities, a soaker tub, and in-floor heating. Beyond, dual walk-in closets have a discreet secondary exit – ideal for early risers. Two additional, well-proportioned bedrooms, each with walk-in closets, share a thoughtfully-designed four-piece bathroom with a large double vanity, making it an excellent set-up for siblings. Convenient upper-level laundry room includes extensive cabinetry, counter space, and a wash sink.

The fully-finished walkout basement features radiant in-floor heating and flexible living areas, including a fourth bedroom, generous family room, home gym/games area, craft or storage room, and opportunity for a future bar or wine storing. Step outside to a thoughtfully landscaped backyard with mature trees, perimeter plantings, and a cozy, covered hot tub area.

Additional highlights include a full irrigation system (front and rear yards) and central A/C for year-round comfort.

Edgevalley Landing offers a gated-community feel with lush green spaces, extensive walking trails....many with mountain views and no through traffic. Within the CBE catchment for top-rated schools including: the IB program at Sir Winston Churchill, and within walking distance to elementary and junior high schools. Additionally, nearby amenities include: public transit, and local shops and services + easy access to Nose Hill Park. Notable upgrades: full professional Poly-B plumbing replacement, brand new roof (2025) + newer A/C units, hot water tanks, and furnaces.

Built in 1997

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2241429    |
| Price  | \$1,749,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,078       |
| Acres          | 0.24        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4207 Edgevalley Landing Nw |
| Subdivision | Edgemont                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5V2                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, High Ceilings, Kitchen Island, Recessed Lighting, Walk-In Closet(s)            |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Boiler, Forced Air                                                                                           |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Brick, Stucco          |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 17              |
| Zoning         | R-CG            |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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