



GRASSROOTS
REALTY GROUP

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146 Edgeview Road NW
Calgary, Alberta

MLS # A2234735



\$1,199,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,233 sq.ft.	Age:	1988 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Treed, V		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s)

Inclusions: Sauna, Deep Freeze in Mud Room, Refrigerator in Mud Room, Alarm System, Wall-Mounted water fountain.

Located on one of Edgemont's quietest streets, this custom-built, original-owner home offers robust construction and practical design. With over 4,400 square feet of total livable space, this residence suits buyers who prioritize quality and low maintenance. Built with steel I-beam joists, a concrete tile roof, and a stucco and brick exterior, the home ensures durability with minimal upkeep. The landscaped front and back yards, paired with a maintenance-free deck offering mountain views, provide a functional outdoor space. Steel I-beams, visible in the spacious four-car tandem garage, deliver structural integrity, while the concrete tile roof withstands Calgary's elements. The stucco and brick exterior reduces maintenance. Heated floors on all three levels, powered by a boiler system, ensure warmth, with air conditioning for year-round comfort. A wood-burning fireplace in the family room adds warmth. All poly-B piping has been recently removed from the home, enhancing its reliability. The foyer, with a chandelier and large closet, leads to a main floor balancing open-concept and defined spaces. The kitchen is a standout, featuring elegant Corian countertops and premium, high-end appliances, including a sleek Sub-Zero fridge, a powerful Wolf gas cooktop, a reliable Thermador oven, and a quiet Miele dishwasher. The spacious layout includes a central island, two pantries, and abundant cabinetry with pullouts, flowing seamlessly into a dining area and family room, ideal for daily life or gatherings. A formal dining room, front living room, a bedroom (currently an office), a half bath, and a laundry room complete this level. Upstairs, hardwood floors cover the staircase and four bedrooms. The primary suite includes dual closets and a renovated ensuite with a luxurious glass-and-tile rain shower, a stunning freestanding tub, and dual vanities. The main

bathroom, updated in the same elegant style, serves other bedrooms. The finished walk-up basement, accessible from the garage via a direct entrance or through a spacious mudroom, offers a guest bedroom with an ensuite. The mudroom, accessible via a second man-door from the garage, houses a temperature-controlled wine cellar and includes an infrared sauna, with a separate door to the basement for added convenience. This home is near green spaces like the Edgemont Ravine and Nose Hill Park, with walking and biking paths. The community provides access to schools such as Edgemont Elementary and Tom Baines Junior High, subject to enrollment. With quiet streets, amenities like tennis courts, playgrounds, and a well-equipped community centre, plus a 20-40 minute commute to downtown, Edgemont offers suburban calm and urban access. This home delivers lasting quality, modern features, and a prime location. Schedule a viewing today!