



GRASSROOTS
REALTY GROUP

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**4207 Edgevalley Landing NW
Calgary, Alberta**

MLS # A2241429



\$1,749,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,078 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Hot tub, attached shelving in garage (including bike racks)

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.