



GRASSROOTS
REALTY GROUP

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**4207 Edgevalley Landing NW
Calgary, Alberta**

MLS # A2256953



\$1,699,000

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:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating: Boiler, In Floor, Forced Air

Floors: Tile, Vinyl

Roof: Asphalt

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Hot Tub

Rare opportunity to own in a prestigious enclave of Edgemont - Edgevalley Landing. Positioned on a 10,000 SQFT estate lot, this beautifully renovated residence enjoys ravine views from both the front and rear exposures. Situated along a winding, tree-lined cul-de-sac, the home makes a striking first impression with its divided driveway, manicured landscaping, and elegant curb appeal. A grand front entry welcomes you into a bright, airy foyer with soaring double-height ceilings. Designer updates create a calm, neutral palette flowing seamlessly across all three levels. The chef's kitchen is outfitted with abundant cabinetry, quartz countertops, and premium appliances; including a built-in wall oven, induction cooktop, and integrated microwave. A dedicated coffee/bar station with beverage fridge provide a touch of everyday luxury. Several living and dining spaces, both formal and casual, offer versatility for entertaining and family life. The main-floor home office features custom cabinetry with tons of storage and dual work spaces. The fully-finished walkout basement is comfortably heated with radiant in-floor heating and flexible living areas, including a fourth bedroom, large family room, gym/games space, craft or storage room, and potential for a future bar or wine cellar. Step outdoors to a private, landscaped yard framed with mature trees and perimeter plantings, complete with a covered hot tub retreat. Additional features include a full-irrigation system (front and back) + central A/C for year-round comfort. Edgevalley Landing delivers a gated-community feel with lush green spaces, quiet streets, and extensive walking trails right outside your door, many with mountain views. Located within the CBE catchment for top-ranked schools, including the IB program at Sir Winston Churchill, and walking distance to local elementary and junior

highs. Nearby amenities include transit, shops, services, and direct access to Nose Hill Park. Notable upgrades: complete professional Poly-B plumbing replacement, brand-new roof (2025), plus newer furnaces, hot water tanks, and A/C units.