



**8 Edgevalley View NW  
Calgary, Alberta**

**MLS # A2298250**



**\$918,888**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Rare walkout Bungalow villa backing onto Ravine! Welcome to this stunning 1,684 sq ft bungalow villa in the prestigious community of Edgemont, offering 1+2 bedrooms, Den, 2.5 baths, and a fully finished walkout basement—perfect for those seeking single-level main floor living with exceptional privacy and natural beauty. Step inside and be greeted by soaring 11'10" vaulted ceilings across the main level with hardwood flooring throughout. A Den with built-in desk and shelves near the entrance provides the perfect home office space. Continue through to the formal Dining room, then into the heart of the home—a sunny South-East-facing open-concept Living room, Kitchen, and Breakfast nook anchored by a stunning 3-sided gas fireplace. The bright Kitchen features a centre island with raised eating bar, granite countertops, ample cabinetry, and a skylight above flooding the space with natural light. From the Breakfast nook, step out to your south-east facing deck and take in the peaceful, uninterrupted ravine views—an ever-changing natural backdrop that brings calm, privacy, and a true connection to nature. Gas hookup is ready for effortless outdoor entertaining. The generous Primary suite offers a peaceful main-floor retreat with soaring vaulted ceilings, walk-in closet with closet organizer, and a spa-inspired 5-piece ensuite bath featuring double vanity, jetted tub, and separate shower. A Laundry room in the Mudroom and powder room complete the main level. The fully finished walkout basement is an entertainer's dream with a massive Recreation room featuring a gas fireplace and dedicated raised wet bar area—perfect for hosting gatherings. Two additional well-sized bedrooms and a 4-piece bath complete this level. Step out to your covered patio and relax while enjoying serene ravine and greenspace views. Walk through the

gate directly to the ravine for peaceful nature walks and outdoor exploration. Additional highlights include newer triple-pane windows (2025) on the main level, in-floor heating throughout the entire home, air conditioning, 2 furnaces (serviced in 2025), and a Double attached garage. HOA fees include snow removal for added convenience. The driveway is scheduled to be resurfaced in 2026-2027. Step outside to your fully fenced and landscaped backyard backing onto ravine and greenspace, with a gate providing direct access to nearby nature trails. Located in prestigious Edgemont, one of Calgary's most sought-after Northwest communities, this home offers close proximity to top-rated schools, parks, shopping, Nose Hill Park, transit, and major routes including Crowchild Trail and Shaganappi Trail. This is a rare opportunity to own a bungalow villa with walkout basement in one of Calgary's most desirable communities!