



**8308 Edgevalley Drive NW
Calgary, Alberta**

MLS # A2144416



\$965,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,040 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Level, Pri		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fire pit, hot tub with steps, shed, large deep freeze, all window coverings, rain barrel, ADT security system, 2 TV wall mounts, 2 AC's, front yard hose and reel

FULLY UPGRADED dream home situated in the highly coveted community of Edgemont. Extensively renovated in recent years with over \$400K invested (this is not a flip!). Boasting numerous upgrades throughout, such as energy efficient Lux triple pane windows, LVP flooring, TWO air conditioning units, high efficiency furnaces, updated plumbing (NO POLY B), new electrical panel, new bathrooms, baseboards & casings, custom cabinetry, designer lighting, and so much more! Enjoy the bright and open concept floor plan, ideal for hosting gatherings or simply relaxing with family. Chef's kitchen designed by Maxime Chin with large walnut island, LED lighting under both the upper and lower cabinets, stunning quartz countertops, stainless steel appliances, and functional storage. Convenient main floor office or bedroom for flexible living arrangements. The primary bedroom includes a spacious walk-in closet and a stylish ensuite bathroom featuring dual vanities and a luxurious shower, offering a serene retreat within your own home. Professionally developed basement with a large rec room and contemporary bathroom. An egress window is already in place, allowing for the seamless addition of another bedroom. The professionally landscaped backyard is a showstopper with patio stones, aspen trees, lush grass, irrigation system, BBQ gas line, and a hot tub where you can control water chemistry from your phone for effortless relaxation. Edgemont is a family friendly community filled with green spaces, walking and bike paths, close proximity to Nose Hill Park, and this home is steps to highly rated Edgemont School. Floor plans and a 3D tour are readily available, providing a glimpse into this move in ready residence.