

# \$1,749,000 - 4207 Edgevalley Landing Nw, Calgary

MLS® #A2241429

**\$1,749,000**

4 Bedroom, 4.00 Bathroom, 3,078 sqft

Residential on 0.24 Acres

Edgemont, Calgary, Alberta

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.

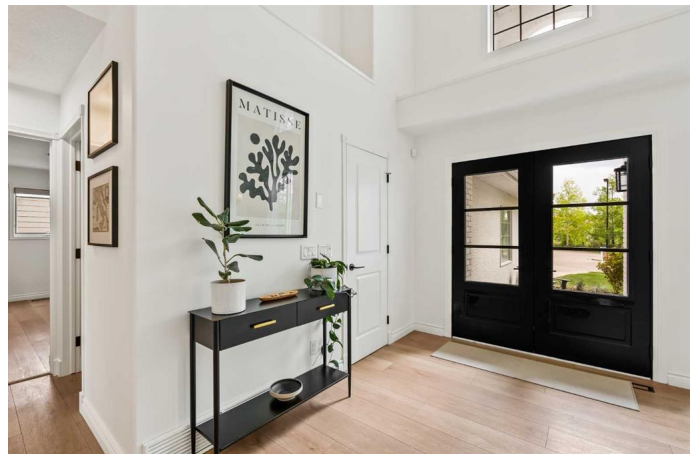
A grand front entry opens to a light-filled foyer with soaring double-height ceilings.

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.

Built in 1997

## **Essential Information**

MLS® #	A2241429
Price	\$1,749,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,078
Acres	0.24
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4207 Edgevalley Landing Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V2

### **Amenities**

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Charles
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