

# \$1,099,999 - 8 Edgevalley Manor Nw, Calgary

MLS® #A2193692

**\$1,099,999**

4 Bedroom, 4.00 Bathroom, 2,332 sqft  
Residential on 0.23 Acres

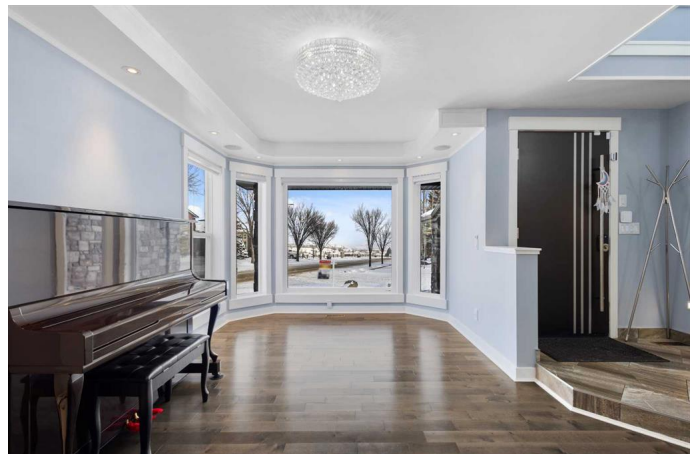
Edgemont, Calgary, Alberta

**PRICED TO SELL!!! Shows like NEW!** Move in to enjoy this beautifully renovated inside and outside stunning fully finished executive home with over 3,500 sqft of developed living space in the desirable Edgevalley Manor NW. Italian custom-made garage door & front door. Gleaming hardwood floors on the main and upstairs.

Recent Upgrades: Brand new kitchen, water softener, full security system with cameras, triple pane windows, blinds, LED lighting (2021 & 2022). Completely redone expensive exterior with stone & fence (2019), sprinkler system (2019), A/C & furnace (2017), newer 50-year shingles.

Master quarter with a huge walk-in closet and luxurious 7-piece ensuite bath. Central A/C. No Poly B. Stamp concrete walkway, extended driveway. Sunny southwest backyard with sprinkler system. Tons of pot light fixtures throughout.

This home is filled with modern and luxurious details, and you will be amazed by its quality. The main level features a welcoming living room with a bay window and a fireplace in the family room. The renovated kitchen has a beautiful waterfall central island with quartz countertops, white cabinetry, Bosch stainless steel appliances (gas stove, built-in oven & fridge), and a pantry. A sunny nook leads to the deck. The main floor den with a built-in



bookcase can be used as a home office or guest bedroom, plus a powder room completes this level.

The upper level boasts four spacious bedrooms, including the master quarter with a huge walk-in closet and a luxurious 7-piece ensuite bath with a soaker tub & oversized shower with a rain showerhead. Three additional bedrooms all feature bright windows and ample space.

The finished basement offers a huge recreation room, great for entertaining, a summer kitchen, and potentially for another 2 bedrooms with a full bath. This incredible home sits on a huge corner lot, fully fenced with RV parking, a gate, sprinklers, and a covered deck. The extended outdoor living space is perfect for pets and kids to roam freely. Imagine relaxing and entertaining in the summer months!

Tons of built-in speakers throughout. All showers are custom-made with Italian design. Crystal chandeliers and LED lighting, modern glass railings on the staircase, and built-in features throughout.

Excellent Location: Right across from a beautiful ravine and trails. Walking distance to schools and just minutes to Superstore, restaurants, shopping, and many other amenities. Easy access to Nose Hill, Shaganappi Trail NW, and Country Hills Blvd. Come and see its beauty today!

Built in 1994

### **Essential Information**

MLS® #	A2193692
Price	\$1,099,999
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,332
Acres	0.23
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Edgevalley Manor Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5E1

### **Amenities**

Parking Spaces	9
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Paved, Additional Parking, Private Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Central Air Conditioner
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Yard, RV Hookup
Lot Description	Corner Lot
Roof	Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	64
Zoning	R-CG

## Listing Details

Listing Office	Power Properties
----------------	------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.