

\$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.

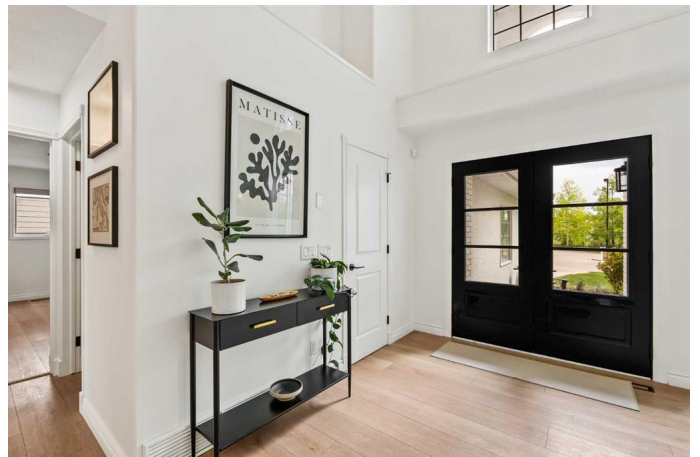
A grand front entry opens to a light-filled foyer with soaring double-height ceilings.

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	16
Zoning	R-CG

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.