



THE
A-TEAM

**RE/MAX
FIRST**

8 EDGEVALLEY Manor, Calgary T3A 5E1

MLS®#: **A2162063** Area: **Edgemont** Listing **09/03/24** List Price: **\$1,198,800**
 Status: **Active** County: **Calgary** Change: **-\$70k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1994** Abv Sqft: **2,322**
 Lot Information Low Sqft:
 Lot Sz Ar: **10,053 sqft** Ttl Sqft: **2,322**
 Lot Shape:

DOM

15
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Level**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Other** Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Recessed Lighting,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 9`6"	Family Room	Main	16`0" x 13`9"
Kitchen	Main	17`0" x 17`9"	Laundry	Main	10`6" x 8`5"
Living Room	Main	12`1" x 14`0"	Office	Main	12`0" x 9`1"
2pc Bathroom	Main	6`3" x 4`10"	3pc Ensuite bath	Second	66`7" x 11`10"
4pc Bathroom	Second	7`5" x 4`11"	Bedroom	Second	12`0" x 12`6"
Bedroom	Second	10`8" x 13`3"	Bedroom	Second	11`1" x 9`11"
Bedroom - Primary	Second	15`9" x 13`6"	Walk-In Closet	Second	12`1" x 6`10"

3pc Bathroom
Game Room
Media Room

Basement
Basement
Basement

9`10" x 9`8"
15`11" x 39`5"
17`11" x 12`10"

Kitchen
Storage

Basement
Basement

14`4" x 7`7"
11`2" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9212697

Remarks

Pub Rmks:

Welcome to your dream home! This completely renovated inside and outside executive residence offers over 3,500 sqft of luxurious living space, nestled on a massive 9,844 sqft corner lot with RV Parking Pad with separate entrance & Gate in the coveted Edgemont neighborhood. Ideal for a growing family, this 4-bedroom, 3.5-bathroom home is packed with modern features and elegant finishes. Renovations and Upgrades: Enjoy peace of mind with recent updates, including a brand-new kitchen, a full security system with cameras, triple-pane windows, and LED lighting (2021 & 2022). The exterior has been reimagined with high-end stonework and fencing (2019), and the A/C & furnace were updated in 2017. Plus, it boasts a newer 50-year roof. Complete Randon Gas Exhaust system. Interior Features: Gleaming Hardwood Floors on Main and Upstairs. A welcoming living room with a bay window, and a family room with a feature stone wall and electric fireplace. The stunning kitchen features a waterfall central island with quartz countertops, custom white cabinetry, and Bosch stainless steel appliances, including a gas stove, built-in oven, and fridge. The sunny nook opens to a deck perfect for outdoor dining. Master Suite: The upper level is home to a master quarter with a huge walk-in closet and a luxurious 7-piece ensuite bath, complete with a soaker tub and an oversized shower with a rain shower head. Additional Bedrooms: Three more spacious bedrooms with large closets and a full bath complete the upper level. Finished Basement: The lower level offers a large recreation room, a summer kitchen with an island, and a 4-piece full bath, making it ideal for entertaining guests or relaxing with family. Outdoor Living: The property features a stamped concrete walkway, an extended driveway, a covered deck, and a sunny southwest backyard with sprinklers. The expansive corner lot also includes RV parking with a gate and a fully fenced yard, perfect for pets and children. Additional Features: Custom Touches: Italian custom-made garage and front doors, built-in speakers, and modern glass railings. Prime Location: Across from a beautiful ravine and trails, within walking distance to Edgemont School & Park, and just minutes from Superstore, restaurants, shopping, and more. Convenient access to Nose Hill, Shaganappi Trail NW, and Country Hills Blvd. Quick commute to highly-rated schools, University of Calgary, hospitals, shopping, LRT & downtown. Don't miss the opportunity to make this exceptional house your new home! Check out the 3D virtual tour to explore every detail and see all the modern and luxurious features this property has to offer.

Inclusions:
Property Listed By:

**Microwave Oven, Beverage Fridge, Sprinkler System, All Blinds, Security System with Cameras
Top Producer Realty and Property Management**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











