



THE
A-TEAM

**RE/MAX
FIRST**

9 EDGEVALLEY Way, Calgary T3A 4X6

MLS®#: **A2180431**

Area: **Edgemont**

Listing Date: **11/22/24**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar: **6,490 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,060**
Low Sqft:
Ttl Sqft: **3,060**

DOM

29
Layout
Beds: **5 (4 1)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Private,Rectangular Lot,See Remarks**
Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Breakfast Bar,Chandelier,High Ceilings,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	6`3" x 6`5"
Dining Room	Main	15`9" x 12`0"
Foyer	Main	8`8" x 12`0"
Laundry	Main	8`0" x 7`10"
Office	Main	10`3" x 9`10"
4pc Ensuite bath	Second	5`9" x 6`10"
Bedroom	Second	15`11" x 12`0"

Room	Level	Dimensions
Breakfast Nook	Main	21`1" x 18`0"
Family Room	Main	17`2" x 15`1"
Kitchen	Main	11`9" x 14`0"
Living Room	Main	11`11" x 16`0"
4pc Bathroom	Second	10`1" x 8`5"
6pc Ensuite bath	Second	10`11" x 8`11"
Bedroom	Second	10`1" x 13`1"

Bedroom
Walk-In Closet
Other
Cold Room/Cellar

Second
Second
Basement
Basement

13`0" x 17`2"
7`10" x 6`10"
6`1" x 12`9"
5`3" x 14`9"

Bedroom - Primary
4pc Bathroom
Bedroom

Second
Basement
Basement

16`4" x 16`9"
5`11" x 8`7"
11`3" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9010435

Zoning:
R-CG

Remarks

Pub Rmks: **TRIPLE CAR GARAGE - WALKOUT BASEMENT - SOUTH BACKYARD** This stunning property boasts a total of 5 spacious bedrooms, 5 full bathrooms, and 4713 SQFT of exceptional living space! Located in the desirable Edgemont community, this home offers a blend of elegance and functionality, ideal for families and those who love to entertain. Upon entering, you'll be greeted by a grand foyer with soaring open-to-above ceilings, setting the tone for the estate-style floor plan. The main floor includes a formal dining room, a spacious living room, and a cozy family room. A private office space adds convenience for work or study, while the open-concept kitchen features high-end stainless steel appliances, luxurious quartz countertops, and an abundance of storage. The upper level includes 4 generously sized bedrooms and 3 full bathrooms, including a magnificent master suite with a walk-in closet and a 6-piece ensuite bathroom, perfect for relaxation and privacy. The walkout basement offers even more living space, including a 5th bedroom, an additional full bathroom, and a wet bar. With its wide-open layout, it's an ideal space for entertaining guests or enjoying family activities. With a triple-car garage, south-facing backyard, and incredible value, this property is a must-see! Call today to schedule your private showing!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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













