

# \$1,699,000 - 4207 Edgevalley Landing Nw, Calgary

MLS® #A2256953

**\$1,699,000**

4 Bedroom, 4.00 Bathroom, 3,078 sqft

Residential on 0.24 Acres

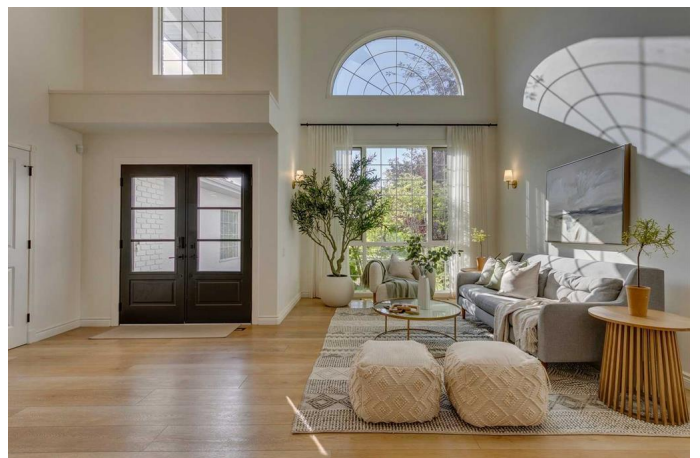
Edgemont, Calgary, Alberta

Rare opportunity to own in a prestigious enclave of Edgemont - Edgevalley Landing. Positioned on a 10,000 SQFT estate lot, this beautifully renovated residence enjoys ravine views from both the front and rear exposures. Situated along a winding, tree-lined cul-de-sac, the home makes a striking first impression with its divided driveway, manicured landscaping, and elegant curb appeal.

A grand front entry welcomes you into a bright, airy foyer with soaring double-height ceilings. Designer updates create a calm, neutral palette flowing seamlessly across all three levels. The chef's kitchen is outfitted with abundant cabinetry, quartz countertops, and premium appliances; including a built-in wall oven, induction cooktop, and integrated microwave. A dedicated coffee/bar station with beverage fridge provide a touch of everyday luxury. Several living and dining spaces, both formal and casual, offer versatility for entertaining and family life.

The main-floor home office features custom cabinetry with tons of storage and dual work spaces.

The fully-finished walkout basement is comfortably heated with radiant in-floor heating and flexible living areas, including a fourth bedroom, large family room, gym/games space, craft or storage room, and potential for a future bar or wine cellar. Step outdoors to a private, landscaped yard framed with mature trees and perimeter plantings, complete with a



covered hot tub retreat. Additional features include a full-irrigation system (front and back) + central A/C for year-round comfort.

Edgevalley Landing delivers a gated-community feel with lush green spaces, quiet streets, and extensive walking trails right outside your door, many with mountain views. Located within the CBE catchment for top-ranked schools, including the IB program at Sir Winston Churchill, and walking distance to local elementary and junior highs. Nearby amenities include transit, shops, services, and direct access to Nose Hill Park. Notable upgrades: complete professional Poly-B plumbing replacement, brand-new roof (2025), plus newer furnaces, hot water tanks, and A/C units.

Built in 1997

**Essential Information**

MLS® #	A2256953
Price	\$1,699,000
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	7
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Quartz Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 14th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Charles
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