

81 Edgevalley Way NW  
Calgary, Alberta

MLS # A2245619

\$975,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Edgemont               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey Split         |        |                   |
| Size:     | 2,588 sq.ft.           | Age:   | 1993 (32 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.16 Acre              |        |                   |
| Lot Feat: | Interior Lot           |        |                   |

|             |                                |            |      |
|-------------|--------------------------------|------------|------|
| Heating:    | Forced Air                     | Water:     | -    |
| Floors:     | Carpet, Hardwood, Linoleum     | Sewer:     | -    |
| Roof:       | Clay Tile                      | Condo Fee: | -    |
| Basement:   | Finished, Full                 | LLD:       | -    |
| Exterior:   | Brick, Stucco                  | Zoning:    | R-CG |
| Foundation: | Poured Concrete                | Utilities: | -    |
| Features:   | Skylight(s), Walk-In Closet(s) |            |      |

Inclusions: None

Welcome to this beautifully maintained home in the highly sought-after community of Edgemont! This charming property is located right across from the ravine green space and pathway. Beautiful home built with quality, such as Tile roofing and stucco exterior with Brick accents. The two furnaces were recently replaced (2023/2024). The main floor features warm hardwood floors, an inviting layout with two distinct living spaces, and a built-in wall unit with a wood fireplace. A functional laundry/mudroom with a window adds convenience, while the office/den offers good lighting and a double french door. The spacious upper level features a luxurious primary retreat with incredible views, a spa-style 6pc ensuite including marble double vanity, soaker tub, tiled shower, and a generous walk-in closet, along with two additional bedrooms and a full bath. The fully finished basement adds flexibility with a large rec/game room, bedroom, full bath, and extra storage&mdash;perfect for guests entertainment. Walking distance to schools and just minutes to Superstore, restaurants, shopping, and many other amenities. Don&rsquo;t miss this incredible opportunity to own a beautifully well maintained home in one of Edgemont&rsquo;s most desirable locations!