



## 4119 Edgevalley Landing Calgary Alberta

\$1,188,000

Welcome to this excellent Edgemont property, nestled beside the infamous community ravine. Discover the allure of the 4-bedroom, 2.5 bathroom home, perfectly situated close to the ravine without paying the ravine premium. The sellers are the original owners and their pride of ownership shines through the property. As you step into the home, you are welcomed by a soaring open-to-above foyer. For the home office warriors, there is a spacious 10x13 main floor den for all of your work calls & Zoom meetings. The large front windows flood the great room with natural light and lead your line of vision into the elegant formal dining room. Through the doorway, you will find a well-maintained kitchen with updated appliances. This is the perfect place to cook up a hearty meal for your family to enjoy together. Meal time flows seamlessly into downtime as you wind down for the evening next to the cozy living room fireplace. As we get deeper into the night it is time to head upstairs to the sleeping quarters. The primary suite welcomes you with grand double doors. The expansive size of the room is a wow factor in itself. The ensuite bathroom was customized with the builder to provide a functional flow in the space. There are not two, but THREE other bedrooms on the upper level. Unlike some newer home models, this home offers you the additional bedroom without shaving square footage from any of the rooms. All of the bedrooms on the upper level are incredibly well-sized. Avoid the hot summer inside the home equipped with central AC, or soak up the sun's rays on your brand-new composite deck in your south-facing backyard. No need to worry about nosy neighbours - your backyard faces some green space and walking paths. The walk-out basement is a blank canvas for you to customize to your liking. This beautiful home is located at the high point of the community ravine, conveniently...

Foyer 19.08 Ft x 10.08 Ft

Living room 14.42 Ft x 12.08 Ft

Dining room 9.00 Ft x 14.08 Ft

Kitchen 13.08 Ft x 9.25 Ft

Breakfast 13.08 Ft x 11.33 Ft

Family room 15.83 Ft x 18.83 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 15.00 Ft x 15.25 Ft

4pc Bathroom 10.50 Ft x 9.67 Ft

Bedroom 11.50 Ft x 14.25 Ft

3pc Bathroom 5.00 Ft x 8.17 Ft

Bedroom 11.00 Ft x 12.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Office 9.58 Ft x 12.58 Ft

Bedroom 13.25 Ft x 10.50 Ft

Laundry room 8.42 Ft x 8.17 Ft