



# 38 Edgevalley Manor Calgary Alberta

\$1,238,832

38 Edgevalley Manor NW | Location! Location! Location! | Excellent Opportunity To Own This Fully Developed Bungalow Home With A Fully Developed Walk-Out Basement | Unparalleled Location With Panoramic Views Of Nature & Beautiful Edgemont Ravine Across The Street | Over 3,230 SQ FT Of Sophisticated Living Space | This Home Exudes Pride Of Ownership | Main Floor Features 12 FT Ceilings, Hardwood Floors & New Main Floor Carpets (2024) | Ensuite & Main Floor Baths Have Been Fully Renovated, Including Installation Of A Schluter Shower System (2022) | New Granite Countertops | Four Gorgeous Oversized Wall Of Windows With Spectacular Views Of The Ravine From The Kitchen Eating Area That Is Perched On An Interior Balcony Overlooking The Lower Level | Walk-out Basement Includes A Wet Bar, Family & Media Room With Natural Gas Fireplace, Space For A Pool Table & Grand Piano | Plus A Den, 2 Bedrooms & 4 PCE Bath | All Water Lines Have Been Replaced/Upgraded to Pex A (2022) (NO Poly B In Home) | Enclosed Hot Tub Under Main Floor Deck (2006) | Exterior Has Above-Average Weather Resistant Stucco Siding & Tiled Clay Roof | Fenced-In Private Yard Ensures A Haven With Beautiful Enclosed Gazebo (2006) | Step Outside To Your Beautiful Patio - Perfect For Sipping Morning Coffee Or Hosting Gatherings | Garage Includes Three Large Storage Cabinets | Edgemont Is A Highly Sought After Community With The Highest Number Of Parks & Playgrounds Than Any Other Calgary Neighborhood! | Plenty Of Private & Public Schools Plus U of C Nearby | Minutes Away From Major Shopping Centres, Crowfoot Centre, Beacon Hill, Northland Mall, & Market Mall | Only A Short Walk Or Bike Ride To Nose Hill Park | Minutes To Downtown & LRT Stations | A Quick & Easy Escape To Enjoy Alberta's Gorgeous Rocky Mountains! (id:6769)

Recreational, Games room 39.08 Ft x 22.08 Ft  
Den 24.25 Ft x 15.50 Ft  
Other 7.25 Ft x 6.33 Ft  
Bedroom 13.08 Ft x 11.58 Ft  
Bedroom 12.83 Ft x 9.67 Ft  
4pc Bathroom 9.67 Ft x 5.25 Ft

Living room 18.75 Ft x 12.00 Ft  
Kitchen 18.50 Ft x 15.50 Ft  
Dining room 20.67 Ft x 17.17 Ft  
3pc Bathroom 10.08 Ft x 5.17 Ft  
Primary Bedroom 14.00 Ft x 13.83 Ft  
4pc Bathroom 10.92 Ft x 6.00 Ft

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

Listing Presented By:



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Real Broker

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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Sunroom 13.50 Ft x 13.17 Ft

Bedroom 13.33 Ft x 9.92 Ft

Furnace 11.92 Ft x 10.33 Ft

Laundry room 9.42 Ft x 6.50 Ft