



## 4207 Edgevalley Landing Calgary Alberta

\$1,777,000

Wonderful opportunity to live in a highly sought-after enclave of Edgemont. Situated on a sprawling 10,000 SQFT estate lot, this elegant home offers magnificent ravine views from both the front and back exposures. The cul-de-sac location welcomes with dramatic curb appeal featuring an oversized divided driveway, manicured landscaping, and a grand front entrance. Step inside to a bright, airy layout with soaring double-height ceilings and focal staircase. Recent, substantial renovations deliver a serene and neutral palate running seamlessly throughout the home. The gourmet kitchen is a home-chef's dream, outfitted with expansive cabinetry, quartz countertops, KitchenAid appliances - including coffee/bar station with integrated beverage fridge. Multiple living and dining areas--both formal and informal--provide ample space for entertaining and everyday living. A large main floor home-office is complete with built-in cabinetry and desk. Heated triple-car garage with new epoxy floor + hot & cold water bibs opens directly to a well-equipped mudroom complete with custom lockers and additional storage. Upstairs, the primary retreat is perched over the ravine and receives abundant natural light. A complementary, luxurious ensuite is finished in travertine tile with an oversized walk-in shower + double vanities, soaker tub, in-floor heating, and his-and-hers walk-in closets for optimal organization. Two additional and spacious bedrooms, each with walk-in closets, share a large 4-piece bathroom - perfect for siblings. Convenient upper-level laundry room has plenty of cabinetry and counter space + a wash-sink. The fully-finished basement has radiant in-floor heating and is designed for versatility with a fourth bedroom, sprawling family room, home gym space/games area, and potential for a future bar + storage room. Walk-out to a beautifully landscaped, south-oriented and level bac...

3pc Bathroom .00 Ft x .00 Ft

Bedroom 13.00 Ft x 11.92 Ft

Recreational, Games room 39.83 Ft x 31.08 Ft

Storage 14.67 Ft x 10.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Breakfast 10.33 Ft x 6.58 Ft

Family room 12.92 Ft x 15.25 Ft

Living room 17.17 Ft x 13.00 Ft

Office 16.75 Ft x 9.67 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.00 Ft x 14.92 Ft

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Listing Presented By:



Originally Listed by:  
Charles

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**RE/MAX**

**RE/MAX REAL ESTATE  
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Dining room 14.92 Ft x 12.08 Ft

Kitchen 23.33 Ft x 14.00 Ft

Bedroom 13.00 Ft x 12.25 Ft

Bedroom 15.00 Ft x 12.75 Ft