



146 Edgeview Road Calgary Alberta

\$1,250,000

OPEN HOUSE: Sunday, June 29th, 3:30-5:30pm Located on one of Edgemont's quietest streets, this custom-built, original-owner home offers robust construction and practical design. With over 4,400 square feet of total livable space, this residence suits buyers who prioritize quality and low maintenance. Built with steel I-beam joists, a concrete tile roof, and a stucco and brick exterior, the home ensures durability with minimal upkeep. The landscaped front and back yards, paired with a maintenance-free deck offering mountain views, provide a functional outdoor space. Steel I-beams, visible in the spacious four-car tandem garage, deliver structural integrity, while the concrete tile roof withstands Calgary's elements. The stucco and brick exterior reduces maintenance. Heated floors on all three levels, powered by a boiler system, ensure warmth, with air conditioning for year-round comfort. A wood-burning fireplace in the family room adds warmth. All poly-B piping has been recently removed from the home, enhancing its reliability. The foyer, with a chandelier and large closet, leads to a main floor balancing open-concept and defined spaces. The kitchen is a standout, featuring elegant Corian countertops and premium, high-end appliances, including a sleek Sub-Zero fridge, a powerful Wolf gas cooktop, a reliable Thermador oven, and a quiet Miele dishwasher. The spacious layout includes a central island, two pantries, and abundant cabinetry with pullouts, flowing seamlessly into a dining area and family room, ideal for daily life or gatherings. A formal dining room, front living room, a bedroom (currently an office), a half bath, and a laundry room complete this level. Upstairs, hardwood floors cover the staircase and four bedrooms. The primary suite includes dual closets and a renovated ensuite with a luxurious glass-and-tile rain shower, a stunning freestanding tub, ...

4pc Bathroom 9.08 Ft x 8.67 Ft
5pc Bathroom 12.08 Ft x 9.50 Ft
Bedroom 14.75 Ft x 13.17 Ft
Bedroom 14.50 Ft x 11.75 Ft
Bedroom 13.17 Ft x 10.25 Ft
Primary Bedroom 18.67 Ft x 18.08 Ft

Recreational, Games room 20.17 Ft x 28.75 Ft
2pc Bathroom 9.67 Ft x 5.92 Ft
Breakfast 19.25 Ft x 12.42 Ft
Dining room 13.00 Ft x 12.58 Ft
Family room 15.08 Ft x 16.58 Ft
Foyer 7.08 Ft x 9.67 Ft

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3pc Bathroom 13.17 Ft x 6.42 Ft
Bedroom 9.67 Ft x 14.83 Ft
Cold room 14.08 Ft x 6.08 Ft
Other 18.42 Ft x 9.42 Ft

Kitchen 11.67 Ft x 14.67 Ft
Laundry room 12.67 Ft x 8.25 Ft
Living room 13.08 Ft x 17.67 Ft