



52 Edgeview Road Calgary Alberta

\$1,199,900

Nestled in Edgemont, one of Calgary's best NW communities, awaits your 7168 SF lot & 3177 SF executive home. With 5 bedrooms, 3.5 baths, a WALK-UP BASEMENT, quiet location, and spacious floor plan-this property is a must-see. Situated on one of Edgemont's most prestigious streets, this estate home was CUSTOM BUILT and lovingly maintained. Your guests will be impressed with the grand entrance and curb appeal of the brick siding and clay tile roof. Upon entering the expansive foyer, you are greeted by a striking curved staircase & impressive 18' lofted ceilings. Throughout this home, you'll notice many high-end finishes including custom rock feature walls, oak panelling, built-in shelving, pocket and french doors, and even lighting by iconic designer Robert Sonneman. The front living room is flooded by light through the 2-storey tall windows and is complete with a gas fireplace. Adjoining is a formal dining area with a wet bar -perfect for entertaining. Get ready to be taken aback by the gorgeous timeless black and white tile flooring throughout the kitchen and eating area. The white kitchen has plenty of cupboard space, a pantry, induction cooktop with a vented hood fan, plus a large island and Corian countertops. The fridge was replaced to a french door stainless steel model in 2024. Opening onto the kitchen is a breakfast nook and cozy family room. You'll immediately notice the beautiful oak wood panelling, built-ins, and gas fireplace - giving the space a very inviting yet sophisticated feel. Proceed through the double pocket doors into the den, perfect for your work from home needs or as a stylish home library. The backyard is landscaped nicely with mature trees-a great benefit to investing in a mature area! The large deck is ready to enjoy summer with family and friends, complete with a gazebo, patio furniture, and a fire table-plus a gas line for your BBQ. Ups...

Den 10.42 Ft x 9.92 Ft

Storage 10.00 Ft x 5.67 Ft

Furnace 10.00 Ft x 9.00 Ft

Laundry room 2.58 Ft x 2.33 Ft

Bedroom 11.58 Ft x 10.08 Ft

3pc Bathroom 10.08 Ft x 8.83 Ft

Kitchen 15.50 Ft x 11.92 Ft

Dining room 12.92 Ft x 11.67 Ft

Living room 14.42 Ft x 12.92 Ft

Den 12.00 Ft x 11.00 Ft

Family room 16.42 Ft x 13.50 Ft

Foyer 9.33 Ft x 7.67 Ft

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Listing Presented By:



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Kitchen	12.92 Ft x 11.42 Ft	Other	7.67 Ft x 7.25 Ft
Dining room	11.42 Ft x 9.83 Ft	Breakfast	10.92 Ft x 10.67 Ft
Living room	26.00 Ft x 11.67 Ft	2pc Bathroom	5.17 Ft x 5.00 Ft
Other	11.00 Ft x 9.58 Ft		