



**8373 Edgevalley Drive NW
Calgary, Alberta**

MLS # A2306025



\$729,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,498 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Open Floorplan, Skylight(s), Wet Bar		

Inclusions: Wooden harvest table and benches, garden shed in backyard

Welcome to 8373 Edgevalley Drive NW, a bi-level home offering 2,700 sq. ft. of thoughtfully designed living space on a beautifully landscaped 5,683 sq. ft. lot in the highly desirable community of Edgemont. Nestled on a quiet street, this inviting 4-bedroom, 3-bathroom home is perfectly suited for a growing family, with a bright, open layout designed for both comfortable everyday living and effortless entertaining. From the moment you arrive, this property makes a striking first impression. A massive luxury wood front door welcomes you inside to a warm and elegant interior filled with natural light. The main living area is enhanced by a 18" soaring vaulted ceiling and bright skylights, creating an airy sense of openness throughout. The living room is centered around a cozy gas fireplace, offering the perfect place to relax and unwind during Calgary's colder months. The well-appointed kitchen features ample cabinetry and workspace, finished with a new concrete countertop that blends style and practicality. The upper level hosts a spa-inspired primary retreat complete with a private ensuite featuring new tile and a luxurious two-person jetted tub, along with an additional bedroom. The fully developed lower level adds incredible flexibility, offering an oversized bedroom with a huge walk-in closet, ideal as a second primary bedroom, plus a handy fourth bedroom, a full bathroom, and a spacious entertainment area complete with a wet bar. Heated floors on the lower level add an extra touch of comfort and warmth. The massively oversized double attached garage is a standout feature, complete with in-floor radiant heat. Adding further value and peace of mind, the roof was replaced circa 2018 with Camelot II designer asphalt shingles. Ideally located near The Edgemont Club, Nose Hill Park, schools, shopping, transit, and major roadways, this impressive home

offers the perfect blend of space, comfort, and convenience in one of Northwest Calgary's most family-friendly neighbourhoods. Call your favourite REALTOR® to book your private viewing of this move-in- ready Edgemont home!