



GRASSROOTS
REALTY GROUP

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107 Edgevalley Close NW
Calgary, Alberta

MLS # A2329934



\$850,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,373 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

OPEN HOUSE | Sunday, August 2 | 1:00–4:00 PM Extensively renovated from top to bottom, this exceptional fully finished bi-level offers 2,733 sq. ft. of beautifully designed living space, featuring 4 bedrooms, 3 bathrooms, and a functional layout in the highly sought-after community of Edgemont. Showcasing quality craftsmanship, premium finishes, and thoughtful design throughout, this truly turnkey home seamlessly blends timeless style with modern functionality. The heart of the home is the stunning chef-inspired kitchen, complete with a dramatic waterfall quartz island, full-height quartz backsplash, oversized farmhouse sink, custom two-tone cabinetry, abundant storage, and soaring vaulted ceilings that create an impressive open-concept living space. Luxury vinyl plank flooring, expansive windows, and an abundance of natural light further enhance the home's warm, contemporary feel, while central air conditioning ensures year-round comfort, making it perfect for everyday living, family gatherings, and entertaining. The upper level features three spacious bedrooms, including a beautiful primary retreat with custom built-ins and a spa-inspired ensuite showcasing dual vanities and a beautifully tiled walk-in shower. A renovated 3-piece bathroom serves the additional bedrooms, while the conveniently located upper-level laundry room adds everyday practicality. The fully developed lower level offers exceptional flexibility with a spacious recreation and games room, fourth bedroom, full bathroom, and versatile areas ideal for a home theatre, fitness room, home office, teenagers, guests, or multi-generational living. Extensive upgrades provide both style and peace of mind, including replacement of the Poly-B plumbing, a new roof (2025), newer fencing, hot water tank, reverse osmosis system, Vacuflo, and numerous additional improvements completed during

the renovation. Step outside to enjoy the beautifully landscaped yard, expansive deck, and private backyard, perfect for summer barbecues, relaxing evenings, and plenty of space for children and pets to play. Ideally located on a quiet street in one of Calgary's premier northwest communities, you'll enjoy easy access to highly rated schools, parks, pathways, shopping, transit, and all the amenities that have made Edgemont one of Calgary's most desirable family neighbourhoods. Offering over 2,700 sq. ft. of exceptional living space, extensive high-quality renovations, and a move-in-ready lifestyle, this is a rare opportunity to own a beautifully updated home in one of Calgary's most established and sought-after communities.