

8324 Edgevalley Drive NW
Calgary, Alberta**MLS # A2230983****\$929,900**

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Dry Bar, French Door, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Gas BBQ, Dishwasher in Basement, Fridge in Basement

Pride of ownership is evident in this lovingly maintained home offered by the Original Owner, sitting on a generous 6,964 sq.ft. lot and showcases excellent curb appeal with its charming southwest front exposure. With 4+1 bedrooms, 3.5 bathrooms, and 2,469 sq.ft. above grade, plus a walkout basement, this home offers the perfect combination of thoughtful design, classic character, and everyday functionality. As you enter the home, you are welcomed with elegant French doors into a spacious foyer, where you'll notice gleaming hardwood floors flowing throughout into a spacious open concept Living and Dining Room, highlighted by soaring 13-foot vaulted ceilings. The southwest-facing Living Room is filled with natural light through a large bay window, creating a bright and welcoming ambiance. The Dining Room connects seamlessly to the Kitchen, which features a functional center island, ample cabinetry, and a sunny breakfast nook. Adjacent is the inviting Family Room, complete with a traditional wood-burning fireplace, built-in bookcases, and a dry bar with a wine rack. The breakfast nook opens onto a good sized deck with gas hookup, perfect for summer BBQs. A versatile main level bedroom, currently used as a home office, and a half bath complete this level. Heading upstairs, you'll find a generous Primary Bedroom with its own bay window and an impressive "vaulted ceiling that flows seamlessly into the spa-inspired ensuite. This luxurious 5-piece bathroom includes double vanity, separate shower, and a walk-in closet. Two additional bedrooms share a Jack and Jill bathroom with double sinks, and a dedicated laundry room with sink and cabinetry adds to the home's practical layout. The partially finished walkout basement features a large Recreation Room with built-in shelving, a summer kitchen with island, and plenty of flexible

space that can serve as a secondary Living Room or games area. The fifth bedroom includes a cheater door to a full bathroom, offering excellent guest accommodation or multigenerational living potential. The unfinished area is currently used as a workshop and provides excellent potential for a gym, storage, or future development. Additional highlights include a double attached garage equipped with an electric heater for year-round comfort, and a durable rubber roof for added longevity and peace of mind. Outside, the fully fenced and landscaped backyard is your private retreat — surrounded by mature trees for privacy, and complete with a covered paving stone patio and stairs that lead back up to the main-level deck. Located near top schools, Nose Hill Park, and walking paths, with quick access to Superstore, Costco, and major routes like Stoney, Shaganappi, and Crowchild Trails. This exceptional estate offers timeless charm, quality craftsmanship, and a layout designed for growing families or entertaining in style.