



145 Edgeview Road NW, Calgary, Alberta - \$1,199,900



Main Photo

Property Description

Exceptional Family Home Backing onto Edgemont Ravine. Location, Location, Location! Nestled on a rarely available, low-traffic street, this estate-sized rectangular lot backs directly onto a serene section of the Edgemont Ravine, offering unobstructed mountain views from both the main and upper floors.

This thoughtfully designed home boasts over 3,800 sq. ft. of developed living space with 6 bedrooms and 3.5 bathrooms, making it ideal for large or growing families. Main Floor Highlights: Grand foyer with vaulted ceilings and an elegant curved staircase. Open-concept layout across the rear of the home maximizes views and natural light. Well-appointed kitchen with walk-in pantry. Spacious dining area with access to a sunny rear deck. Soaring double-height family room with a wood-burning fireplace, built-ins, and hardwood floors. Convenient 2-piece powder room and a mudroom complete this level.

Upper Level: Large landing with breathtaking ravine views. Expansive primary suite featuring: Stunning views, 5-piece ensuite with jetted tub and walk-in shower. Two additional well-sized bedrooms, Bright 4-



piece bathroom with natural light. Walkout Lower Level: Bright and spacious recreation room. Flexible space for a home office, gym, or hobby room. Three additional bedrooms, Full 4-piece bathroom. Walk out to the fully fenced backyard with gate access to parkland. Location Perks: Quiet street in desirable Edgemont, Walkable to both Edgemont School and Tom Baines School, Close to public transit, parks, and amenities. This rare offering combines space, views, and a premium ravine-side lot in one of Calgary's most sought-after communities. Don't miss your chance to call this beautiful property home!

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