



141 Edgeview Road NW, Calgary, Alberta - \$1,249,900



Main Photo

Property Description

Quiet backyard with a mountain view! No neighbour behind! This immaculate family home has a magnificent location backing directly onto a natural reserve teeming with wildlife. Plus offers you majestic views of the Rocky Mountains. This extensively renovated home features: soaring vaulted ceilings over the formal living and dining rooms, gleaming hardwood flooring throughout the majority of the home, a kitchen where you can create memorable dinners with granite countertops, stainless steel appliances, built-in wall oven, counter-top range and plenty of cabinet space. The breakfast nook offers you those stunning views as well as direct access to the upper deck where you can enjoy bbqing in every season. Sunken main floor family room with gas fireplace feature wall. For those of you that work from home, you will be thrilled to see the main floor den complete with two built-in desks and lots of cabinet space. Also, on the main floor, you will find the spacious laundry room with a large sink. The upper floor boasts three large bedrooms with the master having a gorgeous ensuite complete with a soaker tub affording you views from the many



windows, a shower with an adjustable shower tower, dual sinks nestled in a granite countertop, plus a heated floor. The lower level is fully developed with two more bedrooms for visiting family and guests, a full bath also with dual sinks, granite countertops and an oversized shower. A massive family room for the kids and adults to play complete with a gas fireplace, an endless amount of built-in cabinets, countertops and a wet bar, a bay window with built-in benches, plus a walk-out to the covered patio ideal for a hot tub and family gatherings in the tastefully landscaped yard (front and back). In addition, you will find a wine room, plenty of storage, upgraded high-efficiency furnaces and a workbench. Other features: include: rubber shingles installed in 2013, a newly resurface driveway with two-tone non-slip rubber in 2022, an underground sprinkler system, and an oversized garage with epoxy flooring. All this plus quick access to schools, transportation and the many nature walkways and bike trails meandering throughout the area.

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