

\$1,098,000 - 90 Edgeview Drive Nw, Calgary

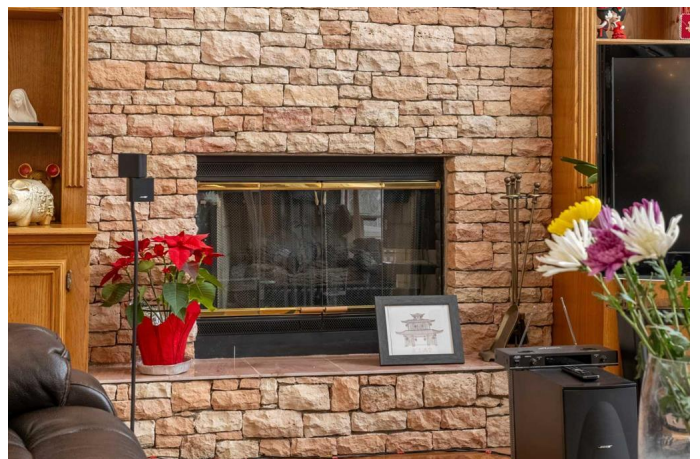
MLS® #A2203292

\$1,098,000

4 Bedroom, 3.00 Bathroom, 2,442 sqft
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Stunning Family Home with Mountain Views!
This exceptional 2440-square-foot home, nestled in a prime location with views of the Edgemont Ravine and surrounding mountains, offers a perfect blend of elegance, comfort, and functionality. Original owners and immaculately kept with renovated kitchen and updated appliances. Designed with a family in mind, this 3-bedrooms and Den, 2.5-bathroom residence provides ample space for every member of the household, with generous living areas and thoughtful details throughout. Expansive windows and abundance of natural light cascades throughout this abode. From the moment you step into this home, you are greeted by a grand entrance with soaring vaulted ceilings and a graceful, curved staircase that leads to the upper floor. The open-plan design at the back of the home ensures that every room makes the most of the abundance of natural light and open views. The heart of the home features a beautifully renovated kitchen with quartz counters, oak cabinetry and lighting, a central (moveable) island, walk-in pantry, and a spacious casual dining area with easy access to a sunny rear deck – perfect for enjoying meals or relaxing outside. The adjacent family room is highlighted by soaring double-height ceilings and a cozy gas fireplace flanked by custom built-ins. New walnut hardwood floors add warmth and sophistication to this inviting space. Entertaining is effortless in the elegant living room and large formal dining room with



gorgeous Swarovski crystal chandelier, both designed for comfort and style. Completing the main floor are a Den or guest room, a 2-piece powder room, a laundry room with a sink, and a convenient mudroom. The upper level offers a serene retreat with a landing that provides a lovely sitting area. The expansive primary suite is a true sanctuary, featuring a large bedroom with a luxurious 5-piece ensuite with a walk-in shower, soaking tub, and a Japanese toilet seat with heat and spray functionality. Two additional well-sized bedrooms and a 4-piece bathroom with ample natural light completes this floor. The beautifully landscaped backyard has been kept open but fences are allowed. It's an area where the children grow up playing together. Ideally located within blocks of both Edgemont School and Tom Baines School, offers unparalleled convenience for families. It's also close to transit, ensuring convenience for daily commutes or leisure outings. Just a 10-minute drive to major shopping destinations such as Crowfoot Crossing, Beacon Hill, Royal Oak Centre, CF Market Mall, Northland Shopping Mall, Nose Hill Park, Shane Homes YMCA, and several golf courses. Whether you're looking to move right in and enjoy this beautiful home or explore the potential for further renovations, this property offers endless possibilities. **Note: Full replacement of Poly-B plumbing with warranty (2025), RO water filtration system, new hot water tank**

Built in 1990

Essential Information

MLS® #	A2203292
Price	\$1,098,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,442
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Edgeview Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Microwave, Range Hood, Water Softener, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Clay Tile

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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