$1,249,900 - 141 Edgeview Road Nw, Calgary

MLS® #A2254503

$1,249,900

5 Bedroom, 4.00 Bathroom, 2,472 sqft
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

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.

Built in 1989

Essential Information

MLS® #	A2254503
Price	$1,249,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,472
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	141 Edgeview Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3A 4V1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Treed, Views
Roof	Rubber
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Grand Realty