

# \$1,199,900 - 146 Edgeview Road Nw, Calgary

MLS® #A2234735

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 3,233 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

\*\*\*Open Houses: Saturday, Aug. 9, 1-4pm & Sunday, Aug. 10, 2-5pm\*\*\* Located on one of Edgemont's quietest streets, this custom-built, original-owner home offers robust construction and practical design. With over 4,400 square feet of total livable space, this residence suits buyers who prioritize quality and low maintenance. Built with steel I-beam joists, a concrete tile roof, and a stucco and brick exterior, the home ensures durability with minimal upkeep. The landscaped front and back yards, paired with a maintenance-free deck offering mountain views, provide a functional outdoor space. Steel I-beams, visible in the spacious four-car tandem garage, deliver structural integrity, while the concrete tile roof withstands Calgary's elements. The stucco and brick exterior reduces maintenance. Heated floors on all three levels, powered by a boiler system, ensure warmth, with air conditioning for year-round comfort. A wood-burning fireplace in the family room adds warmth. All poly-B piping has been recently removed from the home, enhancing its reliability.

The foyer, with a chandelier and large closet, leads to a main floor balancing open-concept and defined spaces. The kitchen is a standout, featuring elegant Corian countertops and premium, high-end appliances, including a sleek Sub-Zero fridge, a powerful Wolf gas cooktop, a reliable Thermador oven, and a quiet Miele dishwasher. The spacious layout includes a central island, two pantries, and



abundant cabinetry with pullouts, flowing seamlessly into a dining area and family room, ideal for daily life or gatherings. A formal dining room, front living room, a bedroom (currently an office), a half bath, and a laundry room complete this level.

Upstairs, hardwood floors cover the staircase and four bedrooms. The primary suite includes dual closets and a renovated ensuite with a luxurious glass-and-tile rain shower, a stunning freestanding tub, and dual vanities.

The main bathroom, updated in the same elegant style, serves other bedrooms. The finished walk-up basement, accessible from the garage via a direct entrance or through a spacious mudroom, offers a guest bedroom with an ensuite. The mudroom, accessible via a second man-door from the garage, houses a temperature-controlled wine cellar and includes an infrared sauna, with a separate door to the basement for added convenience.

This home is near green spaces like the Edgemont Ravine and Nose Hill Park, with walking and biking paths. The community provides access to schools such as Edgemont Elementary and Tom Baines Junior High, subject to enrollment. With quiet streets, amenities like tennis courts, playgrounds, and a well-equipped community centre, plus a 20-40 minute commute to downtown, Edgemont offers suburban calm and urban access.

This home delivers lasting quality, modern features, and a prime location. Schedule a viewing today!

Built in 1988

### **Essential Information**

MLS® #	A2234735
Price	\$1,199,900
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,233
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	146 Edgeview Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A4V1

### Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Attached, See Remarks, Tandem, Aggregate
# of Garages	4

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer/Dryer, Water Softener, Window Coverings, Wall/Window Air Conditioner
Heating	Boiler, In Floor, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Tile, Wood Burning, Raised Hearth, Marble
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
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Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Treed, Views
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Roof	Concrete
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Construction	Brick, Concrete, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 26th, 2025
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Days on Market	66
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Zoning	R-CG
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## Listing Details

Listing Office	RE/MAX iRealty Innovations
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