

8373 Edgevalley Drive NW  
Calgary, Alberta

MLS # A2281096



## \$750,000

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Jetted Tub, Open Floorplan, Skylight(s), Wet Bar		

**Inclusions:** Custom Dining room table

Welcome to 8373 Edgevalley Drive NW, Calgary Discover this beautifully maintained 4-bedroom, 3-bathroom offering over 2500 square feet of thoughtfully designed living space in a desirable Northwest Calgary communit. This spacious home features a bright and functional layout, ideal for growing families or those who love to entertain. The main level offers generous living and dining areas filled with natural light, creating a warm and inviting atmosphere. A well-appointed kitchen provides ample counter space and storage, seamlessly connecting to the rest of the home for everyday living and hosting. Upstairs, you'll find comfortable bedrooms designed for relaxation, including a spacious primary retreat with a private ensuite. Additional bedrooms offer flexibility for family, guests, or a home office. With three full bathrooms, convenience and comfort are ensured for everyone. The lower level adds valuable living space, perfect for a recreation room, home gym, or media area. Thoughtful design throughout maximizes both functionality and comfort. Located on Edgevalley Drive NW, this home is close to parks, schools, shopping, transit, and major roadways—providing easy access to all the amenities Northwest Calgary has to offer. Key Features: • 4 Bedrooms • 3 Bathrooms • Over 2500sq. ft. of living space • Family-friendly NW Calgary location • Close to schools, parks, and amenities • New concrete countertop • New bathroom tile in the ensuite • Heated floors on the lower level • Oversized Double Car Garage • Two person jetted tub • Vaulted Ceilings This home offers space, comfort, and an excellent location—an ideal place to call home.