

# \$899,900 - 156 Edgevalley Circle Nw, Calgary

MLS® #A2259770

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,398 sqft

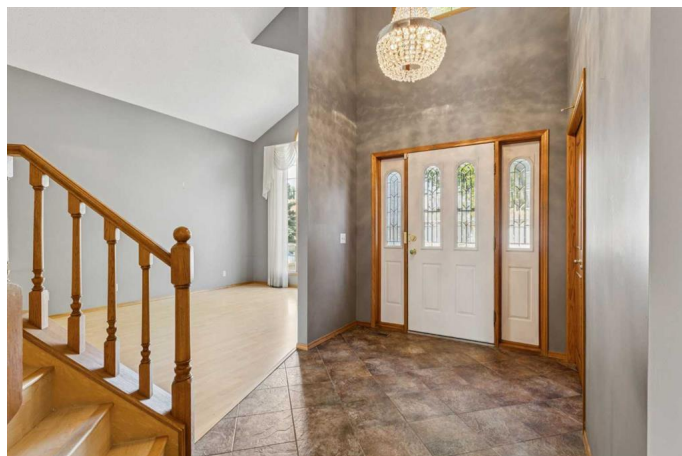
Residential on 0.13 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SUNDAY OCT 12-1:00-3:00

Welcome to this exceptional, spacious, 2 story home with finished basement & located in Edgevalley in the desirable NW community of Edgemont. Siding on green space & conveniently situated within a short walk to the elementary schools, ravines, pathways & Nose Hill Park as well as a short distance to the Foothills & Children's Hospitals, University, C-Train station & various shopping choices.

This home has an inviting main floor with soaring ceilings in the family room adjacent to an updated kitchen with breakfast nook, a huge pantry, granite countertops, under cabinet lighting, newer appliances & a new patio door opening to an oversized south facing deck, perfect for your outdoor enjoyment. The main floor features a grand foyer adjacent to the spacious LR/DR area perfect for entertaining & a den with closet as well as laundry area & updated 2 piece powder room. The upper floor contains 3 bedrooms with the oversized primary bedroom open to a beautifully updated, spa-like 5 piece ensuite bath having a soaker tub, stand alone shower & extra large walk-in closet. The main 4 piece bath is shared by the additional 2 bedrooms & is also updated. The lower level is developed with a expansive media/games room, hobby room with closet as well as a 3 piece bath & plenty of storage space. Most of the windows in the home have been replaced, the exterior painted & the back yard nicely re-landscaped. This family home is a must



view for anyone looking to enjoy all the amenities of this desirable NW community!

Built in 1991

### Essential Information

MLS® #	A2259770
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,398
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	156 Edgevalley Circle Nw
Community	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Y8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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