

# **\$1,249,900 - 141 Edgeview Road Nw, Calgary**

MLS® #A2254503

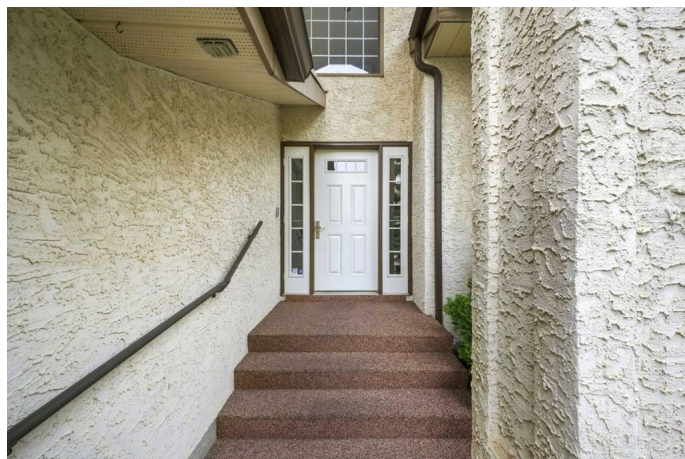
**\$1,249,900**

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 12  
Zoning R-CG

### Listing Details

Listing Office Grand Realty

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