

**4057 Edgevalley Landing NW
Calgary, Alberta**

MLS # A2320436



\$1,299,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,756 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Private, Un		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE: 1-4 PM SAT & SUNDAY June 13 & 14, 2026**** Tucked into one of Edgemont's most distinguished estate pockets, 4057 Edgevalley Landing NW is a residence of scale, presence, and quiet sophistication, a rare walkout home where timeless architecture, refined updates, and a beautifully mature setting come together in an unmistakably elevated way. Set on a beautifully landscaped lot with professional front and rear gardens, underground irrigation, mature trees, and a private backyard retreat, this home delivers the estate lifestyle. The grand foyer immediately impresses with soaring ceilings, graceful archways, French doors, warm hardwood flooring, and an elegant staircase. The renovated main floor is designed for both refined entertaining and comfortable everyday living, featuring a dramatic front living room with oversized windows and fireplace, a formal dining room with classic detailing, a private home office, and a spacious family room that opens toward the rear of the home. The updated kitchen is the heart of the property, showcasing full-height cabinetry, a large central island, premium stainless steel appliances, gas cooktop, built-in wall ovens, wine fridge, modern backsplash, and generous workspace. The bright dining nook is surrounded by windows and overlooks the mature backyard, while the expansive upper balcony creates a beautiful outdoor extension for morning coffee, summer dining, and quiet evenings. Upstairs offers three generous bedrooms, including an impressive primary retreat with a large sitting area, bay windows, peaceful treetop views, walk-in closet, and spacious ensuite with soaker tub, separate shower, and extended vanity. The fully developed walkout lower level adds incredible versatility with a large recreation area, wet bar, media/projector setup, additional flexible spaces, and direct access to the

backyard. Whether used for entertaining, family movie nights, a gym, games area, office, or guest space, this level significantly enhances the home's usable living area. Major updates provide excellent long-term value and peace of mind, including a new boiler for in-floor heating within the last 10 years, two high-efficiency modulating furnaces within the last 6 years, two central A/C units within the last 5 years, two hot water tanks within the last 5 years, a water softener within the last 7 years, new fence within the last 3 years, main floor renovation in 2018, newer second-floor windows plus major main-floor windows, and newer garage doors. Located near Edgemont Ravine, Nose Hill Park, top schools, pathways, transit, shopping, Dalhousie Station, Superstore, and major routes, this is a truly distinguished estate home in one of Calgary's most respected communities.