\$1,088,800 - 4 Edgepark Mews Nw, Calgary

MLS® #A2236199

\$1,088,800

4 Bedroom, 3.00 Bathroom, 3,145 sqft Residential on 0.19 Acres

Edgemont, Calgary, Alberta

LOCATION LOCATION!! Two story WALK-OUT basement with a south facing backyard backing onto a serene ravine on a lot just over 8,000sqft located on a mini cul-de-sac situated on a premiere lot in the sought after community of Edgemont. This home features an oversize double attached garage that could easily be converted into a quad tandem oversize garage with a long driveway giving ample parking. Featuring a main floor with hardwood, tile and carpet flooring. Living room with soaring 15ft vaulted wooden ceiling with corner wood burning stove and wet bar. Kitchen with built in wall oven and microwave and dining room. Large den with vaulted ceilings, 2pc bathroom, main floor laundry with a sink and a huge recreation room that could be used to convert into garage space. The upper level features a massive primary bedroom with two walk-in closets, a second good sized bedroom, 5pc bathroom with double sinks, soaker tub and separate shower. And to complete this floor you will find a hot tub room that could be converted into a third bedroom featuring vaulted ceilings and a skylight. The walk-out basement is fully finished with a third and fourth bedroom, a very large family room, 3pc bathroom and plenty of storage space. Other features include an upper deck overlooking the beautiful view of the ravine and city, a lower deck from the walk-out basement and side entrance. All located within minutes from Tom Baines Jr. High School, shopping, restaurants and major







transportation routes. This is an opportunity you do not want to miss out on. Make your private showing today.

Built in 1984

Essential Information

MLS® # A2236199 Price \$1,088,800

Bedrooms 4

Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 3,145 Acres 0.19 Year Built 1984

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 4 Edgepark Mews Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 4G3

Amenities

Parking Spaces 6

Parking Double Garage Attached, Driveway, Oversized

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Vaulted Ceiling(s), Wet Bar, Beamed

Ceilings

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s),

Microwave, Range Hood, Refrigerator, Window Coverings

Heating Boiler, Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

Landscaped, No Neighbours Behind, Pie Shaped Lot, Wooded

Roof Cedar Shake

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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