

# 90 Edgeview Drive NW

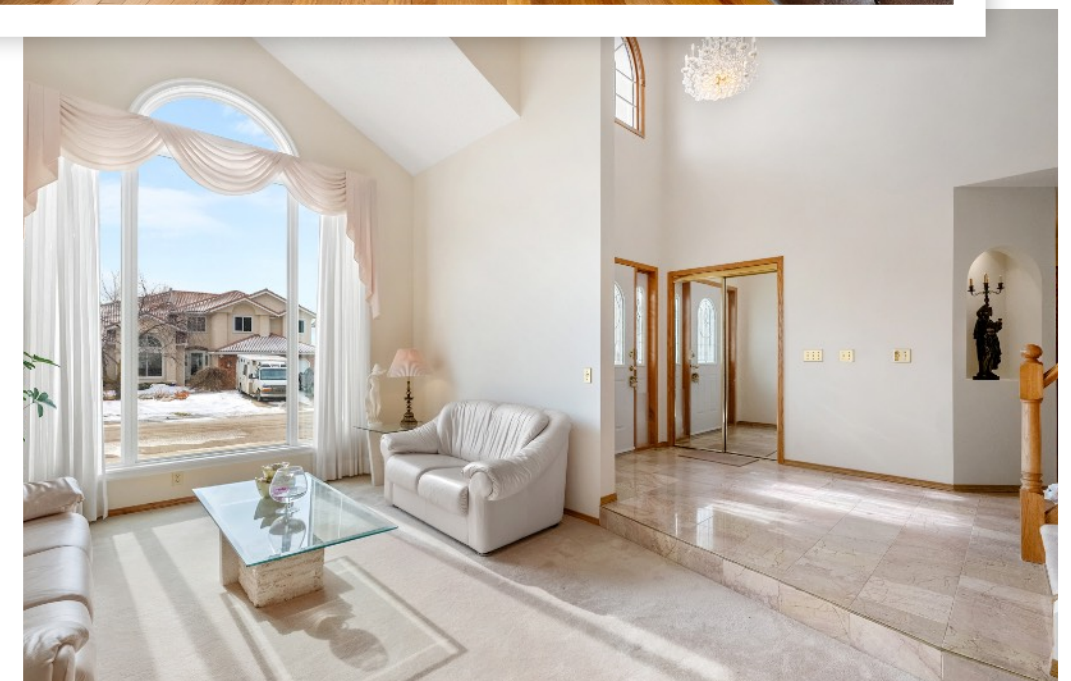
Edgemont

Stunning Family Home with Mountain Views! This exceptional 2440-square-foot home, nestled in a prime location with views of the Edgemont Ravine and surrounding mountains, offers a perfect blend of elegance, comfort, and functionality. Original owners and immaculately kept with renovated kitchen and updated appliances. Designed with a family in mind, this 3-bedrooms and Den, 2.5-bathroom residence provides ample space for every member of the household, with generous living areas and thoughtful details throughout. Expansive windows and abundance of natural light cascades throughout this abode.

From the moment you step into this home, you are greeted by a grand entrance with soaring vaulted ceilings and a graceful, curved staircase that leads to the upper floor. The open-plan design at the back of the home ensures that every room makes the most of the abundance of natural light and open views.

The heart of the home features a beautifully renovated kitchen with quartz counters, oak cabinetry, a central (moveable) island, walk-in pantry, and a spacious casual dining area with easy access to a sunny rear deck – perfect for enjoying meals or relaxing outside. The adjacent family room is highlighted by soaring double-height ceilings and a cozy gas fireplace flanked by custom built-ins. New walnut hardwood floors add warmth and sophistication to this inviting space.

Entertaining is effortless in the elegant living room and large formal dining room with gorgeous Swarovski crystal chandelier, both designed for comfort and style. Completing the main floor are a Den or guest room, a 2-piece powder room, a laundry room with a sink, and a convenient mudroom. The upper level offers a serene retreat with a landing that provides a lovely sitting area. The expansive primary suite is a true sanctuary, featuring a large bedroom with a luxurious 5-piece ensuite with a walk-in shower, soaking tub, and a Japanese toilet seat with heat and spray functionality



Two additional well-sized bedrooms and a 4-piece bathroom with ample natural light completes this floor. The beautifully landscaped backyard has been kept open but fences are allowed. It's an area where the children grow up playing together. Ideally located within blocks of both Edgemont School and Tom Baines School, offers unparalleled convenience for families. It's also close to transit, ensuring convenience for daily commutes or leisure outings. Just a 10-minute drive to major shopping destinations such as Crowfoot Crossing, Beacon Hill, Royal Oak Centre, CF Market Mall, Northland Shopping Mall, Nose Hill Park, Shane Homes YMCA, and several golf courses. Whether you're looking to move right in and enjoy this beautiful home or explore the potential for further renovations, this property offers endless possibilities. \*\*Note: Full replacement of Poly-B plumbing with warranty (2025), RO water filtration system, new hot water tank\*\*

Goods Included: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Water Filtration System, Vacuum System, Satellite Dish, Bird Bath, Moveable Kitchen Island, Washer, Dryer, All Window Coverings, Garage Door Opener & Remotes

Size: 2442 sq ft

Year Built: 1990

Taxes: \$4,974 (2024)

Possession: 30 Days/Negotiable

Parking: Insulated Double Attached Garage

MLS# A2203292

\$1,098,000



### Christina Hagerty

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