\$1,199,900 - 24 Edcath Mews Nw, Calgary

MLS® #A2213388

\$1,199,900

4 Bedroom, 4.00 Bathroom, 3,421 sqft Residential on 0.23 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE 2-4PM SATURDAY APRIL 26. Stunning Grand Executive Home BACKING ONTO GREEN SPACE WITH GREAT VIEWS OF NOSE HILL PARK AND DOWNTOWN! Boasting nearly 5,000 sq. ft. of custom designed, sophisticated living space, this exceptional residence features 4 bedrooms, 3.5 bathrooms, a FULLY FINISHED WALKOUT BASEMENT and a TRIPLE ATTACHED GARAGE, offering the perfect blend of comfort, functionality and luxury. An inviting entry area with French doors keeps the cold and dirt out of the main living space. The living room features vaulted ceilings, elegant spindle railings, a curved staircase, and a beautifully crafted fireplace with a wood frame and mantel, seamlessly connected to the gracious dining room.

The updated kitchen is equipped with granite countertops, stainless steel appliances, and opens into a charming sunroomâ€"an ideal spot for plant lovers or enjoying a peaceful cup of tea. The spacious family room is flooded with natural light through large East-facing windows and offers a wet bar and a striking stone-faced fireplace. A quiet corner office provides ample space for multiple workstations, while the main floor laundry room offers generous storage.

Upstairs, the sunlit loft with South-facing

Upstairs, the sunlit loft with South-facing windows features a third (tile-faced) fireplace and built-in bookshelves, overlooking the beautiful living room below. The grand East-facing primary bedroom includes a







luxurious 6-piece ensuite with jacuzzi tub and titled shower space, three closets, a private balcony and a cozy bay window seat perfect for enjoying the picturesque sunrise. Three additional well-sized bedrooms and a 4-piece bathroom complete the upper level.

The fully developed walkout basement is bright and spacious, featuring large East-facing windows that fill the space with natural light. It includes a convenient kitchenette with a sink, built-in shelves with the fourth fireplace, a mirrored fitness area, and a generous open spaceâ€"perfect for a ping pong or pool table. There's also a den ideal for additional home office or computer room, along with a 3-piece bathroom that completes the level.

Step outside onto the private low-maintenance deck to soak up the sunlight and take in the expansive backyard and green space. The fenced, pie-shaped yard offers beautiful lighting design and flower beds and provides ample room for outdoor activities such as gardening, entertaining, or simply enjoying sunrises and even aurora views. A gate at the back provides direct access to the scenic pathway and greenspace.

Recent upgrades include boiler system (2022), 4-door refrigerator (2022), backyard fence (east and north side) (2023).

This exceptional home is ideally located near TOP-RANKED SCHOOLS, Nose Hill Park, Edgemont Athletic Club, tennis courts, picturesque pathways, and breathtaking viewpoints. A truly remarkable residence your family can enjoy for many years to come!

Built in 1984

Essential Information

MLS® # A2213388 Price \$1,199,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,421

Acres 0.23

Year Built 1984

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 24 Edcath Mews Nw

Subdivision Edgemont

City Calgary

County Calgary

Province Alberta

Postal Code T3A3S7

Amenities

Parking Spaces 6

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, Double Vanity, Vaulted Ceiling(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Range

Hood, Refrigerator, Washer, Gas Cooktop

Heating Forced Air

Cooling Other Fireplace Yes

of Fireplaces 4

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Pie

Shaped Lot

Roof Asphalt

Construction Brick, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 20th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office CIR Realty

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