

# \$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

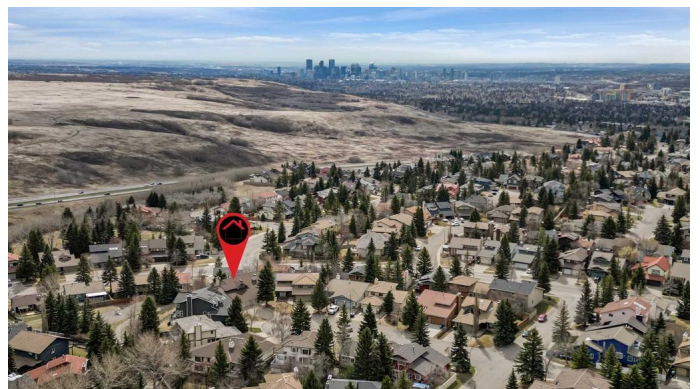
Edgemont, Calgary, Alberta

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 sunroom—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 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 space—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, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| 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 | 7                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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