

## 107 Edgehill Court NW Calgary, Alberta

**MLS # A2230151**



# \$820,000

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,044 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings		

**Inclusions:** NA

**\*\*OPEN HOUSE: 1-3pm Sun Aug 17, 2025\*\*** Welcome to this stunning two story residence located in the prestigious Edgemont Estate area. Nestled on a massive lot, this exceptional property offers a perfect blend of luxury, space, and functionality. The exterior features a durable tile roof and an oversized double attached garage. Inside, the main level boasts an impressive layout with vaulted ceilings in the living room and a skylight over the foyer, creating a bright, airy atmosphere. The family room is rich with character, highlighted by custom wall paneling, hardwood flooring, and a patio door that opens to the backyard. The kitchen includes solid oak cabinetry. One of the standout features of this home is the heated sunroom, built in 2014 – an ideal space for relaxing, or entertaining larger gatherings all year round. Upstairs, you’ll find three generous bedrooms and a spacious loft overlooking the living area. The primary suite is truly a retreat, offering a 5-piece ensuite, a cozy brick fireplace, and a private balcony with stunning city views. The finished basement adds even more living space, featuring a massive recreation room, an additional bedroom, a den/office, and a full bathroom. Comfort is ensured year-round with two furnaces and two hot water tanks. Located just two blocks from a bus stop and within walking distance to Edgemont elementary school and Tome Baines middle schools, this home also offers easy access to the C-Train and Nose Hill Park.