

124 Edgehill Close NW
Calgary, Alberta

MLS # A2302408



\$925,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,696 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Natural Woodwork, See Remarks, Skylight(s)		

Inclusions: Pool Table Basement

Welcome to an incredible, private location in Edgemont Estates. This exceptionally well-maintained home offers 4,165 sq.ft. of developed living space, perfectly nestled on a large, quiet cul-de-sac lot backing directly onto a greenspace. The main and upper floors feature freshly painted walls and ceilings alongside brand-new carpet throughout. Step into the bright foyer, illuminated by a large skylight and classic Italian tile. The main level boasts a grand living room with rich hardwood floors and expansive windows, a massive formal dining area, and a cozy family room featuring a stone-clad gas fireplace with rich custom woodwork throughout. The chef's kitchen is upgraded with granite countertops, white shaker cabinetry, premium appliances, and under-cabinet lighting, all opening to a sunlit breakfast nook bar. Upstairs, the sprawling primary suite features a private balcony with tranquil ravine views, a walk-in closet, and a 3-piece ensuite. Four additional generous-sized bedrooms and a full 4-piece bath complete the upper floor—an ideal layout for a growing family. The fully developed lower level is the ultimate recreation hub, featuring massive games and media zones (pool table included!), a 5th bedroom, a 3-piece bath, and extensive storage with a cold room. Mechanical & Structural Peace of Mind: This house has been meticulously maintained with numerous premium upgrades, including a GEM Euroshield Slate Roof (50-year warranty), recent exterior paint, an upgraded high-efficiency ZONED furnace system, a newer hot water tank, a water softener, a steam humidifier, a new garage door opener, and an in-ground sprinkler system. Backing directly onto green space with a playground and immediate access to the Edgemont and Hawkwood ravine pathways, this home is completely move-in ready!