

# \$849,900 - 107 Edgehill Place Nw, Calgary

MLS® #A2211629

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,884 sqft

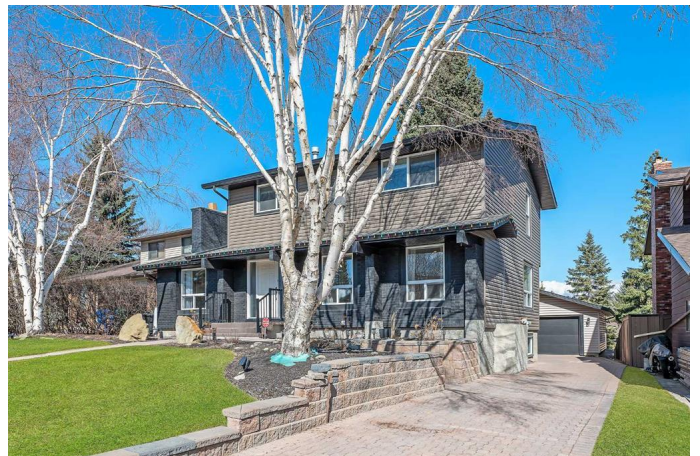
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Beautifully updated 3+1 bedroom family home situated in a quiet cul-de-sac in the established community of Edgemont, offering over 2700 sq ft of developed living space. The traditional floorplan presents newer durable vinyl plank flooring, formal living & dining rooms, a tastefully updated kitchen with quartz counter tops, eating bar, crisp white cabinets & stainless steel appliances. A spacious family room with welcoming wood burning feature fireplace & access to the back yard is located just off the kitchen. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms & a refreshed 5 piece main bath. The spacious primary retreat boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & glass enclosed shower. Basement development includes a huge recreation/media room, very generously sized bedroom with 3 piece ensuite (great for a teenager) & laundry/utility room. Outside, enjoy the gorgeous 3-tiered deck â€“ a picture-perfect space for lazy summer days or outdoor entertaining. A driveway at the side of the home leads to the oversized double detached garage. Located close to schools, parks, shopping, public transit & easy access to Sarcee & Shaganappi Trails as well as John Laurie Blvd & 53rd Street.

Built in 1980

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2211629    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,884       |
| Acres          | 0.15        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 107 Edgehill Place Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2S4               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                    |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 32               |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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