



## 256 Edgehill Drive Calgary Alberta

\$849,900

Location, location, location! Backing onto a winding ravine is where you'll find the perfect home for your family...this beautifully updated two storey with a total of 3 bedrooms + loft, oversized 2 car garage, designer kitchen with stainless steel appliances & fantastic backyard deck with pergola & wide open views of the ravine. Offering over 2700sqft of comfortable living space, this fully finished home enjoys Mannington Adura vinyl plank floors, vaulted cedar ceilings, eye-catching stonework & extensive improvements including furnaces, roof, windows & flooring. Sensational floorplan featuring sun-drenched living room with expansive Southwest-facing windows, great-sized formal dining room, inviting family room with stone-facing wood-burning fireplace & stylish eat-in kitchen - renovated in 2016, with quartz counters & full-height cabinets, undercabinet lighting & the stainless steel appliances include LG fridge & stove/convection oven. Head on upstairs to the air-conditioned 2nd floor where you'll find 3 big bedrooms - with new carpets, & 2 full bathrooms...highlighted by the owners' retreat with vaulted ceilings, full wall of mirrored closets with built-in organizers, views of the ravine & renovated ensuite (2013) with quartz-topped double vanities, heated tile floors & oversized glass/tile shower with body jets. One of the other bedrooms has views of the ravine & the other has partial views of the downtown skyline. And overlooking the living room is the loft which would make the ideal space for your home office. The lower level is finished with a terrific games/rec room & loads of space for storage, workshop or future office/gym. Large main floor laundry/mudroom with Maytag washer & dryer, built-in cabinets & access into the oversized 2 car garage. The backyard is your private outdoor space with huge 300+sqft deck & pergola, gardens & storage shed for your gard...

Recreational, Games room 31.83 Ft x 21.92 Ft

2pc Bathroom Measurements not available

Living room 15.92 Ft x 11.50 Ft

Dining room 12.08 Ft x 10.42 Ft

Kitchen 10.50 Ft x 9.83 Ft

Other 9.83 Ft x 7.83 Ft

Laundry room 12.83 Ft x 5.83 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 14.25 Ft x 11.92 Ft

Bedroom 14.67 Ft x 11.08 Ft

Bedroom 11.92 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Family room 15.08 Ft x 14.67 Ft

Loft 10.42 Ft x 8.33 Ft