



107 Edgehill Court Calgary Alberta

\$860,000

****Open House Sunday 1-4pm, June 29.2025, **** 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. (id:6769)

Furnace 10.75 Ft x 12.17 Ft
 Other 10.25 Ft x 12.83 Ft
 Recreational, Games room 12.58 Ft x 25.25 Ft
 4pc Bathroom 7.50 Ft x 9.58 Ft
 Bedroom 12.92 Ft x 13.75 Ft
 Storage 5.33 Ft x 4.67 Ft
 Other 11.08 Ft x 9.58 Ft
 Living room 14.25 Ft x 15.42 Ft
 Dining room 10.33 Ft x 16.50 Ft
 2pc Bathroom 5.17 Ft x 5.83 Ft

Other 5.75 Ft x 12.17 Ft
 Family room 13.33 Ft x 16.83 Ft
 Other 13.33 Ft x 8.17 Ft
 Kitchen 11.75 Ft x 9.92 Ft
 Sunroom 29.42 Ft x 18.67 Ft
 Other 2.08 Ft x 4.75 Ft
 Primary Bedroom 14.75 Ft x 21.00 Ft
 5pc Bathroom 14.42 Ft x 11.42 Ft
 Other 3.92 Ft x 21.33 Ft

Listing Presented By:



Originally Listed by:
 Homecare Realty Ltd.

<http://www.homecarerealty.com>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca