

# \$860,000 - 107 Edgehill Court Nw, Calgary

MLS® #A2230151

**\$860,000**

4 Bedroom, 4.00 Bathroom, 3,044 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

**\*\*Open House Sunday 1-4pm, June 22.2025,**

**\*\* 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.

Built in 1981

### Essential Information

MLS® #	A2230151
Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,044
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	107 Edgehill Court Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2X3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, High Ceilings
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot
Roof	Clay Tile
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Homecare Realty Ltd.
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