



## 107 Edgehill Court NW, Calgary, Alberta - \$820,000



Main Photo

### Property Description

**\*\*OPEN HOUSE: 1-3pm Sun Aug 31, 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.

## REALTOR Referral

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*Courtesy Of: Homecare Realty Ltd.*



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