

107 Edgehill Court NW  
Calgary, Alberta

MLS # A2230151

\$820,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Edgemont               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 3,044 sq.ft.           | Age:   | 1981 (44 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.17 Acre              |        |                   |
| Lot Feat: | City Lot               |        |                   |

|             |                                       |            |      |
|-------------|---------------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                | Sewer:     | -    |
| Roof:       | Clay Tile                             | Condo Fee: | -    |
| Basement:   | Finished, Full                        | LLD:       | -    |
| Exterior:   | Brick, Wood Frame, Wood Siding        | Zoning:    | R-CG |
| Foundation: | Poured Concrete                       | Utilities: | -    |
| Features:   | Bookcases, High Ceilings              |            |      |

Inclusions: NA

**\*\*OPEN HOUSE: 1-3pm Sun Sep 21, 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.