

20 Edgehill Rise NW  
Calgary, Alberta

MLS # A2260172

\$724,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Storage		

Inclusions: Fridge in basement.

Welcome to 20 Edgehill Rise NW, a charming 3-bedroom, 3.5-bathroom home nestled in the highly sought-after community of Edgemont. This property offers the perfect balance of comfort, functionality, and natural beauty, making it ideal for families and those who love to entertain. From the west-facing front deck, enjoy breathtaking mountain views while soaking up the evening sun. At the back, this home opens onto a serene green space, creating a private, park-like setting with beautifully landscaped gardens &mdash; perfect for morning coffee, family gatherings, or peaceful outdoor relaxation. Inside, you&rsquo;ll find 1,785 sq.ft. above grade with a versatile and functional floor plan. The main level boasts multiple living and dining areas, providing plenty of space for both casual family living and formal entertaining. Large windows throughout the home flood the space with natural light, creating a bright and inviting atmosphere. The spacious kitchen offers ample storage and flows seamlessly into the breakfast nook and family room, where you can cozy up by the fireplace. Upstairs, the primary suite features an ensuite bathroom, complemented by two additional bedrooms and another full bath. The fully developed basement includes a large rec room, additional bathroom, and flexible spaces for a home gym, playroom, or home office. Located in one of Calgary&rsquo;s most desirable school districts, this home is designated for CBE schools: Edgemont School (K-5), Tom Baines School (6-9), Sir Winston Churchill High School (10-12, IB Program) With its incredible location, thoughtful layout, and proximity to parks, walking paths, shopping, and top-rated schools, this home truly has it all. Don&rsquo;t miss your chance to scoop up a spectacular home in an amazing community! Book your showing today!