

# \$789,900 - 303 Edgehill Drive, Calgary

MLS® #A2197425

**\$789,900**

4 Bedroom, 4.00 Bathroom, 1,823 sqft  
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

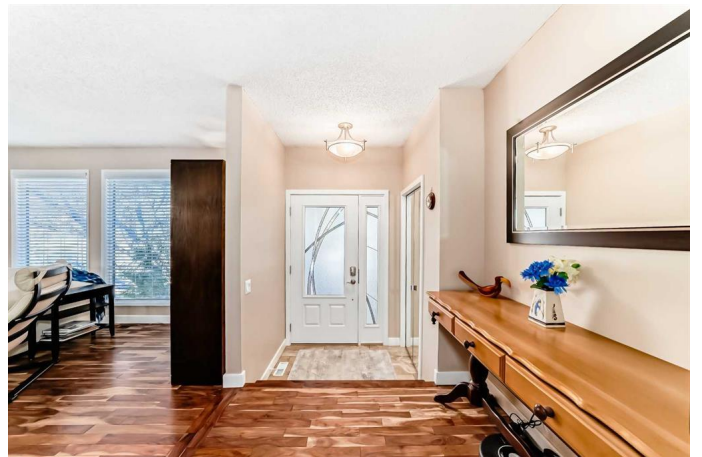
Welcome to the highly sought-after family-friendly community of Edgemont! This well-maintained, fully finished home offers ample space for the entire family.

Upon entering, you're welcomed into the first of two spacious living areas on the main level—a perfect place to relax and gather. The kitchen is designed for both function and style, featuring stainless steel appliances (new stove 2021, new microwave 2024, new dishwasher 2020), a large center island, abundant counter space, and plenty of cabinetry. Overlooking the second living/sitting room, this inviting space boasts an updated gas fireplace, making it an ideal spot to unwind and enjoy movie nights.

A separate dining room sits adjacent to the kitchen, perfect for hosting meals and celebrations. This level also includes a 4th above ground bedroom (can easily serve as a main level office/den), main-floor laundry, a side entrance, and a convenient 2-piece powder room.

Upstairs, the primary bedroom easily accommodates a king-size bed and features a 4-piece ensuite. Two additional well-sized bedrooms and a 4-piece guest bathroom complete this level.

The fully finished basement expands the living space even further, offering a huge



recreation/living room, ample storage, and a sewing/craft room that could serve as a fifth bedroom. A 3-piece bathroom completes this level.

Step outside to the beautiful, sun-soaked south-facing backyard—a perfect space for gardening while the kids play. The yard also includes RV/boat parking, adding to the home's versatility.

Recent upgrades include: New Hot Water Tank (2025) Extra roof venting & new insulation (2024) and New furnace (2017)

Situated on a corner lot with mountain views from the bedrooms and a double attached garage, this home won't last long! Call your realtor today to book a showing.

Built in 1979

### **Essential Information**

MLS® #	A2197425
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,823
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	303 Edgehill Drive
Subdivision	Edgemont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	29
Zoning	R-CG

### **Listing Details**

Listing Office	Grassroots Realty Group
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