# \$799,900 - 28 Edgehill Mews Nw, Calgary

MLS® #A2200235

# \$799,900

6 Bedroom, 4.00 Bathroom, 2,109 sqft Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Open house: 1-4pm on Sunday Mar. 9 2025 Exquisitely Maintained 2-Storey Split Home with Spacious Living

This beautifully maintained 2-storey split home offers a perfect blend of comfort, functionality, and style. The upper level features three spacious bedrooms, including a master suite with an ensuite bathroom, complemented by a guest bathroom for added convenience. The main floor includes an additional bedroom, ideal for guests or an elderly family member, with a full bathroom conveniently located nearby.

The home is adorned with elegant birch hardwood flooring throughout the main and upper levels, including the staircase. The vaulted ceilings in the living and dining rooms create a bright, open, and airy atmosphere, while the sunlit kitchen is a standout feature, complete with a central island, a breakfast nook, and a charming view of the cozy family room with a wood-burning fireplace. Sliding patio doors open to a three-tiered deck and a private west-facing backyard, perfect for outdoor relaxation and entertaining.

For added convenience, the main floor includes a dedicated laundry room with cabinetry. The fully finished basement is a true highlight, offering large windows, plush carpeting, a second family room, a recreation area, a wet bar, two additional bedrooms, and







a newly renovated 3-piece bathroom. A separate entrance from the garage leads into the basement, where an extra room could easily serve as a workshop or crafts room.

Additional features include a clay tile roof replaced in 2007, ensuring durability and peace of mind. The home is located in a highly desirable area with top-ranking schools at all levels and offers easy access to shopping, transit, and other amenities.

Built in 1981

#### **Essential Information**

MLS® # A2200235 Price \$799,900

Bedrooms 6
Bathrooms 4.00
Full Baths 4

Square Footage 2,109 Acres 0.13 Year Built 1981

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 28 Edgehill Mews Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2W9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Cul-De-Sac Roof Clay Tile

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 45

Zoning R-CG

# **Listing Details**

Listing Office Homecare Realty Ltd.

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