



GRASSROOTS
REALTY GROUP

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4 Edgehill Crescent NW
Calgary, Alberta

MLS # A2294402



\$1,099,888

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,206 sq.ft.	Age:	1981 (45 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Covered, Double Garage Attached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Second Refrigerator

7 BED & 4 BATH | WALK-OUT CORNER LOT | ILLEGAL BASEMENT SUITE | DESIRABLE NEIGHBOURHOOD | 4800 SF HOME | EXCELLENT VIEW | Welcome to this exceptional walkout home perfectly positioned on a premium corner lot in the highly sought-after community of Edgemont. Showcasing timeless brick detailing and impressive architectural design, this spacious residence offers the perfect blend of elegance, comfort, and versatility for growing families. From the moment you step through the entrance, you are welcomed by soaring 16-foot vaulted ceilings, an abundance of natural light, and a stunning spiral staircase that creates a truly unforgettable first impression. Here are some welcomed upgrades: triple pane vinyl windows, vacu-flow system, newer deck & railing, refreshed kitchen, hardwood floors and more. To the left, the elegant great room features a bay windows and a beautiful brick-faced fireplace, creating a warm and inviting atmosphere that flows effortlessly into the formal dining room, complete with custom wood cabinetry, perfect for hosting family gatherings and entertaining guests. On the opposite side of the home, you'll find a spacious living room with a second brick-faced fireplace and a built-in wet bar, offering the ideal space to relax or entertain. The heart of the home is the kitchen, thoughtfully designed with beautiful countertops, built-in appliances, ample cabinetry, and excellent prep space for everyday cooking and entertaining alike. The adjoining breakfast nook is surrounded by windows and offers access to a balcony overlooking the backyard, creating the perfect spot to enjoy your morning coffee. The main floor also offers exceptional convenience with a generously sized bedroom, full bathroom, and a functional laundry room complete with its own sink. Ascending the stunning spiral

staircase, the upper level opens into a bright and versatile family room overlooking the grand main floor below. The luxurious primary retreat is a true sanctuary, featuring its own cozy fireplace, private balcony access, spacious walk-in closet, and a spa-inspired ensuite complete with a relaxing soaker tub and separate shower. Three additional spacious bedrooms and another full bathroom complete the upper level, providing ample room for large or growing families. The fully finished walkout basement with a separate entrance adds incredible value and flexibility to this home. Featuring an illegal suite with its own kitchen, dining area, living room with fireplace, 2 bedrooms, bathroom, and separate laundry, this space is ideal for extended family, guests, or potential supplemental income opportunities. Outside, enjoy the benefits of the corner lot, extra parking potential, and excellent curb appeal. Located just steps from parks, walking paths, dog parks, schools, shopping, and major amenities, this home offers an unbeatable lifestyle in one of Calgary's most established and desirable communities. This exceptional property offers space, character, and endless potential.