



**124 Edgehill Close NW  
Calgary, Alberta**

**MLS # A2302408**



**\$948,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,696 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gazebo, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, Natural Woodwork, See Remarks, Skylight(s)		

**Inclusions:** Pool Table Basement

Welcome to an incredible, private location in Edgemont Estates. This exceptionally well-maintained home offers 4,165 sq.ft. of developed living space, perfectly nestled on a large, quiet cul-de-sac lot backing directly onto a greenspace. The main and upper floors feature freshly painted walls and ceilings alongside brand-new carpet throughout. Step into the bright foyer, illuminated by a large skylight and classic Italian tile. The main level boasts a grand living room with rich hardwood floors and expansive windows, a massive formal dining area, and a cozy family room featuring a stone-clad gas fireplace with rich custom woodwork throughout. The chef's kitchen is upgraded with granite countertops, white shaker cabinetry, premium appliances, and under-cabinet lighting, all opening to a sunlit breakfast nook bar. Upstairs, the sprawling primary suite features a private balcony with tranquil ravine views, a walk-in closet, and a 3-piece ensuite. Four additional generous-sized bedrooms and a full 4-piece bath complete the upper floor—an ideal layout for a growing family. The fully developed lower level is the ultimate recreation hub, featuring massive games and media zones (pool table included!), a 5th bedroom, a 3-piece bath, and extensive storage with a cold room. Mechanical & Structural Peace of Mind: This house has been meticulously maintained with numerous premium upgrades, including a GEM Euroshield Slate Roof (50-year warranty), recent exterior paint, an upgraded high-efficiency ZONED furnace system, a newer hot water tank, a water softener, a steam humidifier, a new garage door opener, and an in-ground sprinkler system. Backing directly onto green space with a playground and immediate access to the Edgemont and Hawkwood ravine pathways, this home is completely move-in ready!