



GRASSROOTS

REALTY GROUP

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**149 Edgehill Drive NW
Calgary, Alberta**

MLS # A2308952



\$884,900

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,545 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Landscaped, Lawn, Private, Views		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

AWESOME location!!! Across from a huge green space allows for beautiful city views as well as Canada Olympic Park and our stunning Rocky Mountains! No neighbours in front or behind for a little extra privacy. Upon entering the generous foyer to the main level you have access to the good size living and dining areas. Moving through to the rear of this level to the kitchen and breakfast nook with sliding doors to the newer deck as well as the gazebo and hot tub. Upper level has three bedrooms as well as an ample office space for those that work remotely. Completing the upstairs are a 4 pce bath and a 3 pce ensuite in the primary bedroom. Third level leads to a large family room with gas fireplace, forth bedroom, 3 pce bath, laundry facilities and access to the double attached garage. Now go check out the basement! Super high ceilings in the rumpus room/man cave...you could play basketball down here! Completing the basement is a HUGE storage area that you can literally walk into as the ceiling is over six feet high! This well built custom home has tons of old school wood work throughout giving it a warm and cozy vibe. Great established neighbourhood with loads of green space to enjoy Mother Nature. Pretty much all the amenities you could ever need are close by. Schools, churches, shopping, community association, off leash areas, U of C, many sports facilities, access to major traffic routes for easy commutes and much more! You name it and it's nearby. This fine family home has HUGE potential! They don't make em like they used to! Waiting for the new owners to enjoy for many years to come so call your favorite realtor soon and come on by!!!