



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**300 Edgehill Drive NW**  
**Calgary, Alberta**

**MLS # A2317955**



**\$824,999**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** None

**FULLY RENOVATED | ILLEGAL SUITE | 6 BEDS | 3 BATH | 2 LAUNDRIES | BRAND NEW ROOF, WINDOWS, DRIVEWAY & MORE |**  
Welcome to 300 Edgehill Drive NW, a beautiful and fully renovated cozy home designed to impress. Offering an incredible amount of space and premium upgrades, this property features a total of 6 bedrooms, 3 bathrooms, a separate walk-out lower level, and dual laundry setups—making it perfect for large families or excellent investment potential. The impressive curb appeal begins with a newly poured concrete driveway, a new garage door with sleek tinted glass inserts, a brand-new roof, new windows, and new soffit and fascia. A cozy covered porch welcomes you to the front door. Step inside to a bright, sun-drenched open-concept layout. A stunning double-sided original oak railing immediately catches your eye and sets a sophisticated tone for the home. The beautiful step-down living room is incredibly cozy, featuring three large windows that flood the space with natural light, and a custom TV cabinet built around a Napoleon electric fireplace. Directly adjacent is a large dining area perfect for family gatherings, highlighted by a custom black-and-white feature wall. The expansive chef’s kitchen is a standout feature, offering an abundance of storage, a pantry, a large island, and quartz countertops throughout. The entire main level shines with modern recessed lighting, brushed gold fixtures, and brand-new stainless steel appliances, completed by a dedicated laundry room and convenient garage access. Upstairs, you will find three large bedrooms, including the primary retreat. This level features two fully remodeled bathrooms—a 3-piece main bath and a private 4-piece ensuite—both finished with high-end luxury details. The lower levels offer incredible flexibility, accessible via a private

separate walk-out entrance. The first lower level features a spacious family room with a cozy second fireplace (gas), a second laundry area with plenty of storage cabinets, and a fully updated 3-piece bathroom. Down on the second lower level, there are two additional good-sized bedrooms with proper egress windows, along with a fully functioning second kitchen equipped with tons of storage and its own set of stainless steel appliances. This home truly offers a rare combination of space, style, and versatility. Step outside into your private backyard oasis. Backing directly onto a quiet playground with handy back-alley access, this outdoor space features beautiful, mature green hedges that create a natural privacy fence. A charming brick patio area provides the perfect setup for summer BBQs, entertaining, and relaxing. Call your favorite Realtor today to book a private tour of the lovely home!