



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

168 Edgehill Close NW
Calgary, Alberta

MLS # A2323063



\$784,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,449 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Back Shed, Deep Freeze in Utility Room

Welcome to 168 Edgehill Close in the heart of Edgemont Estates. This 1980-built home retains many of the original features, and presents itself as a blank slate for you to make entirely your own. With great bones, the main floor features an open-to-above great room framed by a stone wood burning fireplace and wooden ceiling panels for that mid-century modern look. Further in, the dining room presents a picture perfect backyard with no back neighbours. Adjacent is the kitchen, with minor updates throughout the years include a Sub-Zero stainless-steel fridge, kitchen island with a cooktop, and pantry area. The living room features a corner wood burning fireplace and oak built-in shelving, for more intimate setting. A laundry area and half bathroom complete this level next to the entry into the double attached garage. Upstairs you'll find 3 total bedrooms, and an office with a balcony into the great room but also out facing the back yard. The primary room showcases vaulted ceilings, a walk-in closet, and an ensuite with a steam shower. A total of 3 bathrooms are up here. The basement includes a games / family room with a gas fireplace, dart board area, and a nook perfect for those poker nights. Two other bedrooms and a bathroom complete this level. Two furnaces here, both new from 2020 in the utility room. Concrete shingles provide piece of mind and longevity to the roof. The layout and built quality of the home reflects the sensibilities of a well-built era: real space, real rooms, and structure that has stood the test of time, waiting for someone with a vision. The back deck railings and window frames are metal clad for a longer life & durable and no need to paint. An expansive and private backyard with mature trees perfect for pets, kids and entertaining! No neighbours behind! Edgemont Estates is where the community began, showcasing mature trees,

established streets, and the unhurried pace of the neighbourhood with a plethora of amenities within a few minutes drive. Nose Hill Park sits at your doorstep, with kilometres of trails across one of Calgary's largest urban natural spaces. A walking path access point nearby to take the dog to the off leash park, and access to the Edgemont Ravine just some bonuses. Tom Baines Junior High and Sir Winston Churchill High School are just a hop away. A coveted location, quiet streets, in one of Calgary's most established communities, this is a must see for those who have a vision for their lives in Edgemont Estates. Book your showing today!