



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

31 Edgehill Bay NW
Calgary, Alberta

MLS # A2328443



\$949,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,590 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Views		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s)

Inclusions: Basement fridge, basement freezer, wall-mounted TV in family room, bookcase/cabinet at foot of basement stairs

Welcome to this beautifully maintained two-storey home, tucked away on a quiet cul-de-sac in the sought-after community of Edgemont. Backing onto greenspace, this property offers a wonderful place for kids to play, pets to roam, and everyone to enjoy the incredible mountain views, along with views of Canada Olympic Park and the city skyline. With three fully developed levels, this home offers plenty of space for the whole family. Rich teak hardwood floors, two wood-burning fireplaces, newly installed A/C (in 2024) and quality finishes create a warm and inviting feel throughout. The renovated kitchen is highlighted by custom cherrywood cabinetry, granite countertops, a Bosch gas stove, and a distinctive grand piano-shaped island. The main floor is designed for both everyday living and entertainment, with a formal dining room featuring glass pocket doors, a spacious living room with a wet bar and built-ins, and a bright family room filled with natural light from the south-facing windows. You'll also find a convenient laundry room with built-in cabinetry and a vaulted sunroom with skylights, perfect as a reading room, home office, or indoor garden. Upstairs offers four bedrooms and two full bathrooms. The primary suite includes a walk-in closet, an updated ensuite with a glass shower, and a private balcony where you can relax and take in the mountain views. The fully finished basement adds even more living space with a large recreation room, a wood-burning fireplace, a full bathroom, plenty of storage, and a utility room with two furnaces and two hot water tanks. With parks, walking paths, shopping and an upscale fitness centre nearby, this home offers an exceptional combination of space, views, and location in one of Calgary's most desirable communities.

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