



**GRASSROOTS**  
REALTY GROUP

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149 Edgehill Drive NW  
Calgary, Alberta

MLS # A2329520



**\$735,888**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Edgemont                                                               |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | 4 Level Split                                                          |        |                   |
| Size:     | 1,546 sq.ft.                                                           | Age:   | 1980 (46 yrs old) |
| Beds:     | 4                                                                      | Baths: | 3                 |
| Garage:   | Double Garage Attached, Parking Pad                                    |        |                   |
| Lot Size: | 0.13 Acre                                                              |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Views |        |                   |

|             |                                     |            |      |
|-------------|-------------------------------------|------------|------|
| Heating:    | Forced Air                          | Water:     | -    |
| Floors:     | Carpet, Tile                        | Sewer:     | -    |
| Roof:       | Concrete                            | Condo Fee: | -    |
| Basement:   | Full                                | LLD:       | -    |
| Exterior:   | Wood Frame                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                     | Utilities: | -    |
| Features:   | Built-in Features, Granite Counters |            |      |

**Inclusions:** Hot Tub in Gazebo

149 Edgehill Dr NW. Secluded and private location offering Rocky Mountain views and no neighbors in front or behind. Backing to one of Edgemont's 14 acre off-leash dog parks; offering a lush, oasis lifestyle and outdoor space that feels like an extension to the property. Classic family orientated 4 level split plan with many bright windows and over 2700 Sq Ft of developed living space. Unlike other split level homes, this custom-build has an incredible basement with 14 foot ceilings, huge open plan, & room for anything your family can come up with from home theatres, golf simulators, & much more. Furthermore, no crawl space here; a full height undeveloped basement area offers unparalleled storage space that is convenient and usable. Loaded with custom built-ins, home office, wet bar, and solid oak paneling built to a high standard. Generous kitchen with ample solid oak cabinetry, granite countertops, & adjacent breakfast nook. Sunken family room with full length stone mantle & gas fireplace. Open plan dining room & spacious living room both with city & mountain views facing West. 3 well sized bedrooms up including oversized primary bedroom which offers 180 degree mountain views & accommodates the largest bedroom sets. Adjacent home office/study with built-ins. Beautiful nature focused rear yard with composite deck, and stained wood gazebo with hot tub. Many updates over the years making this a turn-key home. Freshly repaved front street adds to curb appeal. Located in a prime Edgemont location with unlimited parking and privacy. Surrounded by parks, pathways, schools, shopping, and all amenities! Quick escape to the mountains or a convenient commute downtown. Representing excellent value in Edgemont's unique community!

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