



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

300 Edgehill Drive NW  
Calgary, Alberta

MLS # A2333661



**\$799,000**

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

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