

\$799,900 - 28 Edgehill Mews Nw, Calgary

MLS® #A2200235

\$799,900

6 Bedroom, 4.00 Bathroom, 2,109 sqft
Residential on 0.13 Acres

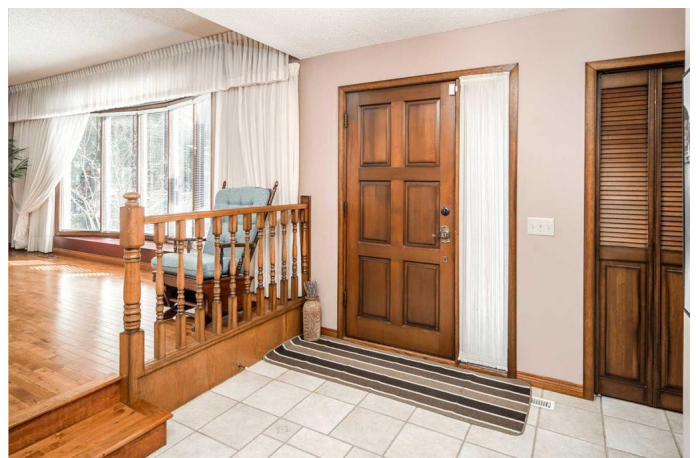
Edgemont, Calgary, Alberta

Open house: 1-4pm on Sunday Mar. 9 2025
Exquisitely Maintained 2-Storey Split Home
with Spacious Living

This beautifully maintained 2-storey split home offers a perfect blend of comfort, functionality, and style. The upper level features three spacious bedrooms, including a master suite with an ensuite bathroom, complemented by a guest bathroom for added convenience. The main floor includes an additional bedroom, ideal for guests or an elderly family member, with a full bathroom conveniently located nearby.

The home is adorned with elegant birch hardwood flooring throughout the main and upper levels, including the staircase. The vaulted ceilings in the living and dining rooms create a bright, open, and airy atmosphere, while the sunlit kitchen is a standout feature, complete with a central island, a breakfast nook, and a charming view of the cozy family room with a wood-burning fireplace. Sliding patio doors open to a three-tiered deck and a private west-facing backyard, perfect for outdoor relaxation and entertaining.

For added convenience, the main floor includes a dedicated laundry room with cabinetry. The fully finished basement is a true highlight, offering large windows, plush carpeting, a second family room, a recreation area, a wet bar, two additional bedrooms, and



a newly renovated 3-piece bathroom. A separate entrance from the garage leads into the basement, where an extra room could easily serve as a workshop or crafts room.

Additional features include a clay tile roof replaced in 2007, ensuring durability and peace of mind. The home is located in a highly desirable area with top-ranking schools at all levels and offers easy access to shopping, transit, and other amenities.

Built in 1981

Essential Information

MLS® #	A2200235
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,109
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	28 Edgehill Mews Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2W9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	36
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.
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