

\$799,900 - 11 Edgehill Bay Nw, Calgary

MLS® #A2156514

\$799,900

4 Bedroom, 3.00 Bathroom, 2,280 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Stop and Look at this well-kept 2 Storey split home located in the Edgehill Estate area of Edgemont.

| Recent Upgrades: Brand New Carpet from stairs to upper-level hallways and Loft, 2 Newer Furnaces (2020)

| Featuring 4 Beds, 2.5 Baths w/ 2,280 sq. ft. above grade.

| Gleaming Hardwood Flooring on the Main Floor

| High Vaulted Ceiling in Living Room

| Granite Countertops in the Kitchen

| Skylights Above the Staircase and Master Bedroom

| Double Attached, Insulated & Heated Garage

As you enter, you'll be greeted by a 15'4" high vaulted ceiling and gleaming Hardwood floors throughout the Main level. The large South-facing Living room, filled with natural light from numerous windows, is adjacent to the Formal Dining room. The spacious Kitchen features Granite countertops, big Eating bar area for your day to day meals. The Family room boasts a wood-burning fireplace with stone accent wall and a large glass sliding door leading to a full-width Deck and your pie shaped yard. This level also includes a Half Bath, a Laundry area in the generously sized Mudroom with a sink, and access to the double attached garage.



Upstairs, the skylit staircase leads to a large Loft area overlooking to the Living room, with a vaulted ceiling, built-in bookcases, and a wooden accent wall which is perfect for setting up a home office or study room for your family. The Master Retreat includes his/her closets, a separate jetted tub with a skylight, a 4 pc ensuite Bath, and a sliding door opening to a your private Balcony. Additionally, there are three well-sized Bedrooms and a 4 pc Bath on this floor.

This home also features a double attached, insulated, and heated Garage. Enjoy outdoor activities in your fully fenced and beautifully landscaped Backyard with variety of trees including 3 apple trees, 3 lilac, and Bushes such as 3 cherries, 2 blackberries, 2 black currants, 2 gogi berries, 4 haskap, strawberries, 1 rhubarb, 2 tarragon, 2 rose, lot of mint and lavender.

Excellent Location: Step to Parks, Playgrounds, off-leash dog parks & Public Transit. Close to Edgemont School, Tom Baines School, Mother Mary Greene School, Co-op, Banks, variety of Restaurants, Shopping Centre, and Golf. Easy access to Country Hills Blvd, Shaganappi Trail, Sarcee Trail, and John Laurie Blvd. This property is a must-see!

Built in 1981

Essential Information

MLS® #	A2156514
Price	\$799,900
Sold Price	\$783,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,280
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Edgehill Bay Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
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Date Sold	September 11th, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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