

\$849,900 - 256 Edgehill Drive Nw, Calgary

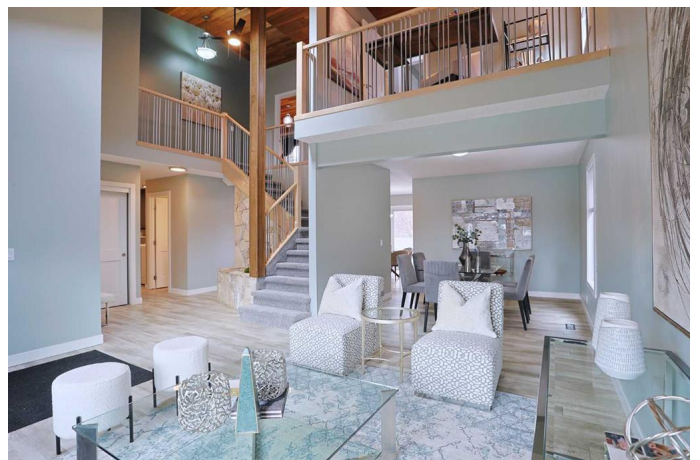
MLS® #A2200531

\$849,900

3 Bedroom, 3.00 Bathroom, 2,183 sqft
Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Location, location, location! Backing onto a winding ravine is where youâ€™ll find the perfect home for your familyâ€”this beautifully updated two storey with a total of 3 bedrooms + loft, oversized 2 car garage, designer kitchen with stainless steel appliances & fantastic backyard deck with pergola & wide open views of the ravine. Offering over 2700sqft of comfortable living space, this fully finished home enjoys Mannington Adura vinyl plank floors, vaulted cedar ceilings, eye-catching stonework & extensive improvements including furnaces, roof, windows & flooring. Sensational floorplan featuring sun-drenched living room with expansive Southwest-facing windows, great-sized formal dining room, inviting family room with stone-facing wood-burning fireplace & stylish eat-in kitchen â€” renovated in 2016, with quartz counters & full-height cabinets, undercabinet lighting & the stainless steel appliances include LG fridge & stove/convection oven. Head on upstairs to the air-conditioned 2nd floor where youâ€™ll find 3 big bedrooms â€” with new carpets, & 2 full bathroomsâ€”highlighted by the ownersâ€™ retreat with vaulted ceilings, full wall of mirrored closets with built-in organizers, views of the ravine & renovated ensuite (2013) with quartz-topped double vanities, heated tile floors & oversized glass/tile shower with body jets. One of the other bedrooms has views of the ravine & the other has partial views of the downtown skyline. And overlooking the living room is the loft which would make the ideal



space for your home office. The lower level is finished with a terrific games/rec room & loads of space for storage, workshop or future office/gym. Large main floor laundry/mudroom with Maytag washer & dryer, built-in cabinets & access into the oversized 2 car garage. The backyard is your private outdoor space with huge 300+sqft deck & pergola, gardens & storage shed for your gardening tools. Among the many renovations over the last 15years: both furnaces & interior paint (2015), roof (2013), hot water tank (2012), windows (2014), both the family bath & powder room (2015), extra attic insulation (2018), knockdown ceilings & vinyl plank floors (2016), kitchen appliances (2014-2016) & basement carpets (2021-2022). Available for quick possession in one of Northwest Calgary's most desirable neighbourhoods, walking distance to bus stops, only minutes to schools & the tennis courts, & quick easy access to major retail centers, University of Calgary, hospitals & downtown.

Built in 1980

Essential Information

MLS® #	A2200531
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,183
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	256 Edgehill Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2W8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office

Royal LePage Benchmark

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.