

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

MLS® #A2200235

**\$799,900**

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

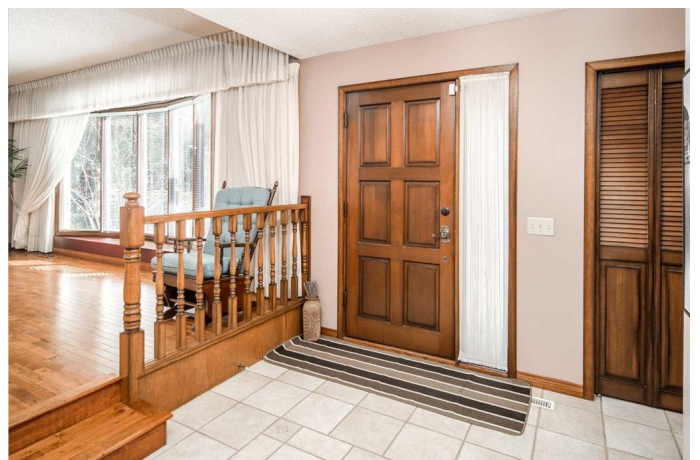
Edgemont, Calgary, Alberta

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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