



THE
A-TEAM

**RE/MAX
FIRST**

303 EDGEHILL Drive, Calgary T3A 2S2

MLS®#: **A2197425**

Area: **Edgemont**

Listing Date: **02/27/25**

List Price: **\$798,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,823**
Low Sqft:
Ttl Sqft: **1,823**

DOM

0

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,372 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Street Lighting,Views**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	9`8" x 9`4"
Kitchen	Main	16`7" x 11`5"
Dining Room	Main	12`0" x 8`9"
Bedroom	Second	11`5" x 10`0"
Flex Space	Basement	10`10" x 11`5"
Storage	Basement	20`5" x 11`4"
4pc Ensuite bath	Second	8`2" x 4`11"

Room	Level	Dimensions
Family Room	Main	16`5" x 11`7"
Living Room	Main	13`7" x 16`6"
Bedroom - Primary	Second	13`11" x 11`4"
Bedroom	Second	11`5" x 8`8"
Game Room	Basement	12`9" x 20`7"
2pc Bathroom	Main	6`2" x 4`9"
4pc Bathroom	Second	8`8" x 5`0"

3pc Bathroom

Basement

7' 4" x 8' 5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811445

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to the highly sought-after family-friendly community of Edgemont! This well-maintained, fully finished home offers ample space for the entire family. Upon entering, you're welcomed into the first of two spacious living areas on the main level—a perfect place to relax and gather. The kitchen is designed for both function and style, featuring stainless steel appliances (new stove 2021, new microwave 2024, new dishwasher 2020), a large center island, abundant counter space, and plenty of cabinetry. Overlooking the second living/sitting room, this inviting space boasts an updated gas fireplace, making it an ideal spot to unwind and enjoy movie nights. A separate dining room sits adjacent to the kitchen, perfect for hosting meals and celebrations. This level also includes a large den/office (can easily serve as a main level bedroom), main-floor laundry, a side entrance, and a convenient 2-piece powder room. Upstairs, the primary bedroom easily accommodates a king-size bed and features a 4-piece ensuite. Two additional well-sized bedrooms and a 4-piece guest bathroom complete this level. The fully finished basement expands the living space even further, offering a huge recreation/living room, ample storage, and a sewing/craft room that could serve as a fifth bedroom. A 3-piece bathroom completes this level. Step outside to the beautiful, sun-soaked south-facing backyard—a perfect space for gardening while the kids play. The yard also includes RV/boat parking, adding to the home's versatility. Recent upgrades include: Extra roof venting & new insulation (2024) and New furnace (2017) Situated on a corner lot with mountain views from the bedrooms and a double attached garage, this home won't last long! Call your realtor today to book a showing.**

Inclusions:
Property Listed By: **See Appliances
Grassroots Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













