



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

300 Edgehill Drive NW
Calgary, Alberta

MLS # A2261278



\$619,900

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,198 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Counters		

Inclusions: N/A

Investors, flippers or first time home buyers this home has a wide array of potential. Located in the sought after community of Edgemont and backing onto a park playground. This 4 level split home features a main floor with laminate and tile flooring throughout. A large front living room with 12ft sloping vaulted ceilings, dining room, kitchen with plenty of cupboard space and breakfast nook. The upper level features the primary bedroom with 3pc ensuite. Two other good sized bedrooms and full bathroom. The lower level features a fourth bedroom, 3pc bathroom, a large family room with wood burning fireplace and laundry room with a separate side entrance with walk-up. The basement features a kitchenette, flex room and plenty of storage. Large backyard with outdoor patio, back lane and views of a playground. Located just minutes from schools, shopping, restaurants, parks and playgrounds. This is the perfect home if you're looking to put your own personal touches on a home. Don't miss out on this opportunity. Make your private showing today.