



GRASSROOTS
REALTY GROUP

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40 Edgeridge Way NW
Calgary, Alberta

MLS # A2219731



\$699,988

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: none

Location, location, location! Just one block from top-rated Tom Baines School, within walking distance to Edgemont Elementary, preschool, parks, pathways, and the Shopping Centre—this beautifully designed 4-level split home offers both convenience and flexibility for growing or multi-generational families. Featuring 5 spacious bedrooms and 4 full bathrooms, this home boasts an open-concept layout with vaulted ceilings and skylight windows that flood the main floor with natural light. The bright living and dining areas lead into a functional kitchen with oak cabinetry, center island, and access to a sunny deck and fully fenced backyard. Upstairs, you’ll find a generous secondary bedroom and a large primary suite complete with a corner tub, separate shower, and oversized vanity. The third level includes a walkout family room with fireplace, a third large bedroom with its own 4-piece ensuite, making it ideal for guests or teens. The fully finished basement offers 2 more good-sized rooms, a 3-piece bathroom, laundry area, and a huge crawl space for storage. With a potential separate entrance, this home provides excellent setup for two-family living or future suite development (subject to city approval). Upgrades include newer windows and an aggregate driveway. Close to ravines, pathways, transit, and major roads—this Edgemont gem checks all the boxes! Don’t miss this rare opportunity—book your private showing today!