



GRASSROOTS
REALTY GROUP

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

147 Edgeridge Terrace NW
Calgary, Alberta

MLS # A2242960



\$950,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,520 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Greenbelt, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 588
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Sauna, Walk-In Closet(s)		

Inclusions: additional freezer in laundry room available

Welcome to one of the most desirable locations in the complex—backing onto extra green space and just steps from the scenic ravine pathway in Edgemont. This fully renovated bungalow villa combines luxury, comfort, and convenience, with maintenance-free living that lets you skip the lawn mower and snow shovel so you can enjoy your time your way. Inside, the main floor is bright and open with beautiful ravine views from every angle. The chef-inspired kitchen is thoughtfully designed with high-end appliances and a seamless layout that’s perfect for entertaining. The primary bedroom offers more of those tranquil views, plus a cozy reading nook, a custom walk-through closet, and a stunning ensuite complete with a double vanity, luxury shower, and a sauna that feels like your own private retreat. The walkout lower level adds even more functional space with a second bedroom, its own walk-in closet and full bathroom, a spacious rec room with wet bar, and a bonus hobby room. This rare villa has it all—elegant design, move-in readiness, low-maintenance living, and a prime location for those who love nature and an active lifestyle. Book your showing today!