



GRASSROOTS
REALTY GROUP

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8 Edgeridge Way NW
Calgary, Alberta

MLS # A2244120



\$798,897

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey Home In The Highly-Desirable NW Community of Edgemont! | Boasting 3,393 SQ FT Of Developed Living Space | Custom Built By Mahogany Lane Homes Ltd. In 1985 | Oak Rails/Balusters, & Gorgeous Oak Hardwood Floors | Beautiful High Ceiling Front Entryway Into The Main Floor Living Area | Living Room Features Floor-To-Ceiling Bay Windows Which Flood The Room With Natural Light | Spacious Kitchen & Breakfast Nook Has Upgraded Stainless-Steel Appliances, Large Window Overlooking Your Private Backyard Where You Can Easily Monitor the Activities of Your Children & Pets, Custom-Made Oak Cabinets By Merit, Modern Light Fixtures & Door Accessing The Expansive Deck To The Backyard | Family Room Showcases A Beautiful Stone & Oak Wood Burning Fireplace | Upper-Floor Features 4 Generously Sized Bedrooms | Luxurious Primary Bedroom With Spacious 5 PCE Ensuite Featuring Separate Soaker Tub, Shower & Double Sinks | Fourth Bedroom Also Has Walk-In Closet With Rough-In For A 4 PCE Ensuite | Basement Is Fully Finished & Insulated With Plenty Of Storage With Rough-In For A 4 PCE Bath | Tucked Away On This Quiet Street Within Walking Distance To Edgemont Superstore | Edgemont Has The Highest Number Of Parks & Playgrounds Compared To Any Other Calgary Neighborhood! | Edgemont's Popular Ravine & Walking Paths Allow For Endless Leisurely Strolls | A Minute Walk To Bus Stops & Quick Easy Access To Neighbourhood Schools & Tennis Courts, Playgrounds, LRT | Major Shopping Centres Like Crowfoot, Beacon Hill, Northland Mall & Market Mall Are Just Minutes Away | Close Proximity To Three Excellent Schools: Tom Baines Junior High, Edgemont Elementary School & Mother Mary Greene School, As

Well As Sir Winston Churchill Designation.