



**GRASSROOTS**  
REALTY GROUP

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8 Edgeridge Way NW  
Calgary, Alberta

MLS # A2251712



**\$768,867**

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

|                    |                                                                 |                   |      |
|--------------------|-----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Stucco, Wood Frame                             | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.