



GRASSROOTS
REALTY GROUP

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

111 Edgeridge Circle NW
Calgary, Alberta

MLS # A2254907



\$890,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Garden, Landscaped, Lawn, Low Mainten		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator in Basement, Nest thermostat

OPEN HOUSE: SATURDAY, SEPT 13th, 1pm -4pm Nestled in the prestigious community of Edgemont, this lovingly cared-for two-storey walkout invites you to embrace a lifestyle defined by comfort, connection, and breathtaking surroundings. Set on one of Calgary's highest elevations, Edgemont is celebrated for its sweeping city and mountain views, extensive pathways, and a strong sense of community—an idyllic backdrop for family life. From the moment you arrive, the home's beautifully landscaped gardens and tranquil setting, just steps from a protected environmental reserve, set the stage for a life well lived. Inside, natural light dances across warm acacia hardwood floors, drawing you into a thoughtfully designed main level. The renovated kitchen, finished with sleek granite countertops, stainless steel appliances, and a generous central island, flows effortlessly into the dining and living spaces—perfect for both lively gatherings and quiet family evenings by the stone-clad fireplace. Upstairs, the primary suite offers a peaceful retreat with its private ensuite and walk-in closet, while two additional bedrooms provide comfort and space for family or guests. The fully developed walkout basement extends the living area with a versatile recreation room and a sun-filled flex space, opening seamlessly to two patios and a lush backyard—an inviting canvas for entertaining, play, or quiet reflection. Balancing modern updates with timeless charm, this home is more than a residence—it is a place where families grow, memories are made, and every detail has been lovingly tended. This is an opportunity not to be missed.