

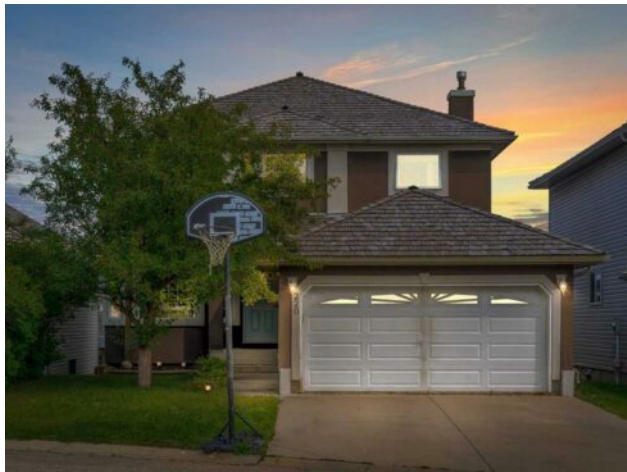


**GRASSROOTS**  
REALTY GROUP

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**220 Edgeridge Gardens NW**  
**Calgary, Alberta**

**MLS # A2255755**



**\$889,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level		

**Heating:** Central, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum, Tile

**Sewer:** -

**Roof:** Cedar Shake

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade

**LLD:** -

**Exterior:** Stucco

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Chandelier, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 220 Edgeridge Gardens NW, Calgary &ndash; Discover this spacious 2-storey walkout home in the highly sought-after Edgemont community. Offering nearly 3,500 sq. ft. of fully developed living space, this 4-bedroom, 4-bathroom property is perfect for growing families or anyone seeking a quiet, established neighbourhood in northwest Calgary. Enjoy a bright open-concept main floor with granite countertops, stainless steel appliances, and plenty of room for entertaining. Upstairs features four large bedrooms, including a primary suite with a private 4-piece ensuite. The fully finished walkout basement adds versatile living space ideal for a media room, home office, or guest accommodations. Additional highlights include a front-attached double garage, durable stucco exterior, and a large backyard perfect for kids, pets, and summer gatherings. Located close to top-rated schools, scenic parks, walking paths, shopping, restaurants, and quick transit access &mdash; everything you need is right here. Don&rsquo;t miss this rare opportunity to own a walkout, double-garage, family home in Edgemont, one of Calgary&rsquo;s most desirable northwest communities. Book your private showing today!