



GRASSROOTS
REALTY GROUP

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**55 Edgeridge Circle NW
Calgary, Alberta**

MLS # A2261734



\$1,069,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 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, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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Rare!!! the beautiful renovated home in Edgemont with rare view of the RAVINE! this beautifully maintained home features newer flooring throughout the main floor, offering a bright, open and spacious layout. A dedicated den on the main floor provides the perfect space for working from home. massive windows in living room, kitchen, and dining area, filled with natural light, let you enjoy the ravine. Renovated kitchen with stylish quartz countertops, newer gas stove. Step out from the dining area onto the deck and take in the stunning views of the ravine. curved staircase to the second level, you will find a spacious primary bedroom with a generously size ensuite, along with two additional bedrooms, each offering excellent space and comfort. the fully developed walkout basement adds valuable living space and flexibility for your family's needs. South-facing backyard is perfect for relaxing. washer/dryer 2024, gas stove 2024, hot water tank 2024, roof 2025