



GRASSROOTS
REALTY GROUP

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60 Edgeridge Close NW
Calgary, Alberta

MLS # A2279380



\$889,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,121 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: Saturday January 17th, 11:30am -1:30pm. Nestled in the Desirable community of Edgemont. This beautiful home with walkout basement and BUILT IN 2002! Great location in Edgemont. Just steps away from the famous Edgemont ravine. The vaulted entryway welcomes you into this well maintained FIVE spacious bedrooms and THREE and a half bathroom home, ideal for growing families or multi-generational living. The walkout basement adds flexibility and future potential. The thoughtfully designed open main floor plan plus bright southeast-facing backyard that fills the home with abundant natural light throughout the day. The main level features a spacious living and dining area. Kitchen boasts quartz countertops and new appliances (2025). The spacious dining area is accompanied by a floor to ceiling window that slides open and leads to a recently built, well maintained balcony, where you can participate in some outdoor grilling or simply just head down the to the fully fenced and large backyard, completed with two mature and fruiting apple trees. Upstairs holds two bedrooms and a vast master suite that showcases a 4-piece ensuite with a full sized bath. A large bonus room, perfect for a family room, home office, or play area. The fully finished(by the Builder), walk-out basement features a large family room, two bedrooms, a full bathroom, and large above-ground windows. Oversized double attached garage with upgraded insulation, heating, shelving, garage opener and exterior pad remote. The garage steps into a mudroom and laundry room combo, with built-in shelving. This is a fantastic opportunity to own a spacious, bright, and move-in-ready family home in a prime location with excellent schools from elementary through high school! and just minutes from shopping centers and daily amenities.

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