



GRASSROOTS
REALTY GROUP

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

113 Edgeridge Terrace NW
Calgary, Alberta

MLS # A2282403



\$525,000

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,394 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Welcome to 113 Edgeridge Terrace NW, an elegant bungalow residence offering refined main-level living in one of Calgary's most established and desirable northwest communities. Thoughtfully designed and beautifully maintained, this home blends timeless finishes with a lifestyle centred on comfort, connection, and outdoor enjoyment. A charming front veranda welcomes you home and sets the tone for what lies within, creating an inviting space perfect for quiet mornings or greeting guests. Inside, rich hardwood flooring flows seamlessly throughout the main living areas, creating a cohesive and sophisticated backdrop. The open-concept design brings the kitchen, dining room, and living room together effortlessly, allowing each space to feel connected yet distinct. The kitchen is both polished and practical, featuring quartz countertops, ample cabinetry, generous preparation space, and a dedicated coffee station that adds both convenience & character. Adjacent to the kitchen, the dining room is ideally positioned for everyday meals and hosting dinner parties, with direct access to the first of two decks, perfectly suited for barbecuing and al fresco dining during the warmer months. The living room is warm and inviting, anchored by a cozy fireplace and enhanced by large windows that fill the space with natural light. Designed as a place to relax and unwind and is a perfect space to take in the newest release or watch your favourite team. This space opens onto the second private southwest-facing deck, offering a relaxed alternative to the dining-area deck and captures sunshine throughout summer afternoons and evenings. The primary bedroom is a true owner's retreat, thoughtfully designed to offer comfort, privacy, and relaxation. Spacious and serene, it provides the perfect place to unwind at the end of a long day, with large windows that invite in natural

light and create a calm, restful atmosphere. The luxurious spa-like ensuite elevates the experience, offering a peaceful space to relax and recharge, while the walk-in closet provides generous storage and everyday organization. A second bedroom on the main level offers excellent versatility and is ideal for guests, a home office, or additional family space. A full four-piece bathroom and convenient main-level laundry further enhance the ease and functionality of bungalow living. The welcoming foyer offers clear access to the upper level and direct entry to the attached double garage, reinforcing the home's thoughtful layout. Just steps from the front door, residents enjoy immediate access to the ravine pathway system, which is ideal for walking, cycling, and connecting with nature year-round. Edgemont is known for its mature trees, expansive green spaces, and strong sense of community, with nearby Nose Hill Park, schools, playgrounds, and Edgemont Village shopping. Easy access to public transit and major roadways including Stoney Trail, Shaganappi Trail, Crowchild Trail, and Country Hills Boulevard.