



GRASSROOTS
REALTY GROUP

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34 Edgeridge Mews NW
Calgary, Alberta

MLS # A2283458



\$889,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,210 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: TV in Family Room

Welcome to this stunning Home in Edgemont, 4+1 bedroom, 3.5 bath family home offering over 3,300 sq ft of total living space and central air conditioning—a perfect blend of space, comfort, and style. Step inside and be greeted by a soaring 2 storey foyer and gleaming hardwood flooring throughout the main floor, and up to the second level hallway that sets the tone for the home. To your right, the sun-filled East-facing Living room and formal Dining room and great for your family gathering. Newly upgraded Kitchen with Maple cabinets full height to the ceiling, centre island, granite countertops, stainless steel appliances, and pantry that you will love to prepare your meals for your family. The Family room with gas fireplace and breakfast nook lead you to a vinyl deck with glass panel and aluminum railing, ideal for everyday enjoyment. Completing the main floor are a Den perfect for your home office and a powder room. Upstairs offers 4 well-sized bedrooms, including a spacious Primary suite with walk-in closet and 5-piece ensuite that are newly renovated featuring double vanity, soaking tub, separate shower, and skylight. Three additional well sized Bedrooms and a 4-piece bath complete the upper level. All bathrooms feature quartz countertops. The fully finished basement provides exceptional additional living space, including a spacious Recreation room, 5th bedroom, and two versatile rooms ideal for a gym or home office, along with a 4-piece bath. Step outside to the fully fenced and landscaped backyard, offering plenty of space for outdoor living, and enjoy the convenience of a double attached garage. Recent upgrades include roof (2016), newer kitchen and appliances, updated bathrooms, furnace and water tank (2026), newer water softener, and newer light fixtures. Located in a sought-after Northwest community Edgemont, this home enjoys

elevated views and is just steps from scenic ravine walking paths and green spaces, ideal for everyday outdoor enjoyment. Close to parks, top-rated schools, major roadways, and nearby Superstores, it offers a perfect balance of nature, convenience, and family-friendly living.