



**27 Edgeridge Green NW  
Calgary, Alberta**

**MLS # A2145401**



**\$869,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this stunningly renovated 5-bedroom, 5-bathroom home in the highly sought-after community of Edgemont! As you enter, you'll be greeted by the spacious open-concept living and dining room with high ceilings, perfect for entertaining. The beautiful kitchen, renovated in 2019, opens to the family room overlooking a private backyard. Upstairs features 3 generously sized bedrooms and 2 full baths, including a primary bedroom with a luxurious ensuite boasting tile floors, a double vanity, shower, and soaker tub. The main floor also includes a home office, powder room, and convenient laundry. Downstairs, the basement impresses with a separate entrance, a fully equipped kitchen, 2 bedrooms, and an extraordinary feature: 2 ADDITIONAL BATHROOMS! This home is packed with features and upgrades including a new roof, concrete pad in the backyard, new floors, kitchen cabinets, appliances, countertops, doors, blinds, light fixtures, bathrooms, double hot water tanks, and a new furnace. Perfectly situated in a prime location, this property offers easy access to all amenities. Enjoy nearby community pathways and the convenience of Edgemont Superstore for shopping. Commuting to top-rated schools, the University of Calgary, hospitals, and downtown is effortless with nearby LRT access. This home combines modern luxury with unbeatable convenience in one of Calgary's most desirable neighborhoods!