



11 Edgeridge Circle Calgary Alberta

\$1,399,900

A picture is worth a thousand words! Imagine this view all day... every day! Nestled on one of the most coveted ravine lots in the NW, this beautiful family home boasts a breathtaking 180-degree view from its sun-drenched south-facing backyard. Step inside to soaring cathedral ceilings and an open floor plan designed to maximize natural light and showcase the stunning ravine backdrop. An inviting LIVING ROOM overlooks the landscaped front yard and flows into the formal DINING ROOM which is spacious for your family and friends to gather over a shared meal. The FAMILY ROOM and KITCHEN here are the heart of the home and with the GAS FIREPLACE in the custom maple wall unit and the UNOBSTRUCTED PANORAMIC views experienced through the wall of windows, it's the place you won't want to leave. The GOURMET kitchen with abundance of rich MAPLE cabinetry showcases GRANITE counters, corner pantry, and a LARGE CENTRE ISLAND with RAISED BREAKFAST BAR and UPGRADED appliances too. Adjacent to the kitchen.... a FAVOURITED SPOT....the breakfast nook, surrounded by FLOOR TO CEILING WINDOWS and access to the LOW MAINTENANCE DECK that runs the full width of the house, gas BBQ hook-up, and GLASS RAILS allowing FULL UNOBSTRUCTED RAVINE VIEWS. The MAIN FLOOR also features a large HOME OFFICE with FRENCH DOUBLE DOORS; perfect for working at home or a place for kids to do homework. DRAMATIC, curved open riser stairs with maple rails and iron spindles lead up to the LARGE LAUNDRY ROOM, full bath, and 3 generous BEDROOMS, including the PRIMARY RETREAT with SPA-like ENSUITE including GLASS SHOWER, SOAKER TUB, and SPACIOUS WALK-IN CLOSET. EXPANSIVE WINDOWS for NATURE VIEWS from both the BEDROOM and ENSUITE. Heading downstairs to the FINISHED WALK-OUT BASEMENT (finished professionally developed by Albi Renova) showcasing a spacious RECREATION ROOM with HEATED FLOORS, BAR AREA, 4TH BEDROOM...

Family room 31.83 Ft x 15.00 Ft

Recreational, Games room 10.58 Ft x 7.50 Ft

Bedroom 17.58 Ft x 9.92 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Other 11.25 Ft x 2.17 Ft

Office 10.17 Ft x 10.17 Ft

Other 10.17 Ft x 9.08 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Other 11.42 Ft x 10.00 Ft

Laundry room 10.00 Ft x 7.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Kitchen	14.92 Ft x 13.50 Ft	Primary Bedroom	17.33 Ft x 15.08 Ft
Dining room	14.58 Ft x 12.17 Ft	Bedroom	11.00 Ft x 10.92 Ft
Breakfast	11.58 Ft x 10.58 Ft	Bedroom	10.00 Ft x 10.00 Ft
Living room	19.50 Ft x 14.92 Ft	4pc Bathroom	8.75 Ft x 4.92 Ft
Foyer	7.17 Ft x 6.75 Ft		