



## 8 Edgeridge Way Calgary Alberta

\$858,858

8 Edgeridge Way NW | Location, Location, Location! | Lovely 2 Storey Family Home In The Highly-Desirable Northwest Community Of EDMONTON! | Boasting 3,475 SQ FT Of Developed Space | Upper-Floor Features 4 Generously Sized Bedrooms | Luxurious Primary Bedroom With Spacious 5 PCE En-Suite Featuring Separate Soaker Tub, Shower & Double Sinks | Private Fenced-In Yard Ensures A Haven For Your Children & Pets | Tucked Away On This Quiet Street Within Walking Distance To Edgemont Superstore | Edgemont Has The Highest Number Of Parks & Playgrounds Compared To Any Other Calgary Neighborhood! | Edgemont's Popular Ravine & Walking Paths Allow For Endless Leisurely Strolls | A Minute Walk To Bus Stops & Quick Easy Access To Neighbourhood Schools & Tennis Courts, Playgrounds, LRT | Major Shopping Centres Like Crowfoot, Beacon Hill, Northland Mall & Market Mall Are Just Minutes Away | Close Proximity To Three Excellent Schools: Tom Baines Junior Hight, Edgemont Elementary School & Mother Mary Greene School, As Well As Sir Winston Churchill Designation | Tenant Occupied - No Inside Pictures. (id:6769)

Family room 13.00 Ft x 11.00 Ft

Recreational, Games room 22.83 Ft x 8.00 Ft

Workshop 11.75 Ft x 9.75 Ft

Other 10.33 Ft x 8.25 Ft

Furnace 15.08 Ft x 10.42 Ft

Living room 15.42 Ft x 11.67 Ft

Family room 15.58 Ft x 11.00 Ft

Other 5.17 Ft x 2.00 Ft

Kitchen 14.00 Ft x 10.83 Ft

Dining room 11.58 Ft x 9.00 Ft

Foyer 8.00 Ft x 7.83 Ft

Den 12.58 Ft x 9.83 Ft

Other 8.92 Ft x 3.00 Ft

Laundry room 6.75 Ft x 5.25 Ft

2pc Bathroom 5.00 Ft x 4.33 Ft

Other 8.33 Ft x 4.58 Ft

Primary Bedroom 17.33 Ft x 11.58 Ft

5pc Bathroom 11.58 Ft x 7.67 Ft

Bedroom 12.08 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.dericburton.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca