



9 Edgeridge Terrace Calgary Alberta

\$499,000

OPEN HOUSE SAT 2PM - 4PM & SUN NOON - 2PM. Discover the perfect home in the highly desirable community of Edgemont! This bright and spacious dual-master 2-bedroom, 2.5-bathroom townhouse offers thoughtful upgrades, low-maintenance living, and all the comforts you need. Located in the well-maintained Hillsboro complex, it's an ideal choice for downsizers, retirees, and anyone seeking easy access to nature, shopping, and top-rated amenities. Bright, Open-Concept Living Spaces: Inside, you'll enjoy a warm, open-concept layout with a combination of tile and carpet flooring. The kitchen is updated with newer stainless steel appliances and features classic white cabinetry, giving it a timeless appeal. With plenty of counter space and room to entertain, it's perfect for hosting guests. The living and dining areas boast vaulted ceilings that add to the airy feel, while the gas fireplace offers a cozy spot to relax during cooler evenings. Step outside to your private fenced deck, complete with a gas hookup--ideal for summer BBQs or enjoying a quiet morning coffee. Two Primary Suites with Ensuite Bathrooms: Upstairs, you'll find two spacious primary bedrooms, each featuring its own ensuite bathroom and walk-in closet -- a rare feature offering privacy and comfort. Both bathrooms have been updated with modern fixtures, adding a fresh touch. Finished Basement with Extra Living Space: The finished basement adds valuable square footage with a recreation room, additional gas fireplace, carpet flooring, and a 2-piece bathroom -- an excellent space for a home theater, gym, or game room. The double-attached garage offers convenient inside entry and extra storage, making it easy to organize seasonal items and sports gear. Thoughtful Updates for Peace of Mind: This townhouse includes a new hot water tank and other updates, ensuring your home is ready for worry-free living. The Hills...

Family room 22.50 Ft x 14.50 Ft

Recreational, Games room 11.33 Ft x 9.75 Ft

Furnace 12.83 Ft x 10.92 Ft

2pc Bathroom 6.75 Ft x 6.17 Ft

Kitchen 13.58 Ft x 11.92 Ft

Dining room 11.42 Ft x 9.17 Ft

Living room 16.08 Ft x 14.92 Ft

2pc Bathroom 7.08 Ft x 5.67 Ft

Primary Bedroom 15.83 Ft x 10.58 Ft

Bedroom 12.17 Ft x 11.50 Ft

4pc Bathroom 8.58 Ft x 6.92 Ft

4pc Bathroom 8.42 Ft x 7.17 Ft

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