



57 Edgeridge Green Calgary Alberta

\$3,500

Discover your dream home in the prestigious newer part of Edgemont, nestled near a serene ravine in a peaceful, low-traffic enclave. This property offers R-C2 zoning, providing exciting potential for a future legal suite. This exquisite 2-Storey residence, spanning 3,553 square feet across all thr-

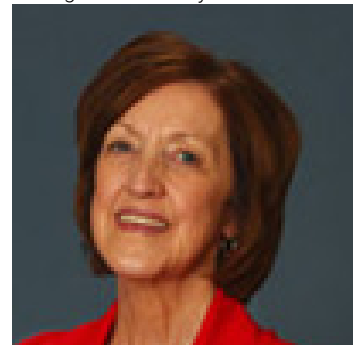
****Location:**** Explore your dream home in the prestigious newer part of Edgemont, nestled near a serene ravine in a peaceful, low-traffic enclave.- ****Zoning Potential:**** This property offers R-C2 zoning, providing exciting potential for a future legal suite.- ****Size and Layout:**** This exquisite 2-Storey residence boasts 5 bedrooms and 3.5 bathrooms, spanning a generous 3,553 square feet across all three levels, making it the perfect choice for discerning families.- ****Top-Ranked Schools:**** Exceptional education opportunities await with access to some of the city's top-ranked designated public schools, including Edgemont School (K-5), Tom Baines (6-9), and Sir Winston Churchill (10-12), all within close proximity.****Main Floor:**** ****Grand Entrance:**** The main floor welcomes you with a grandeur that includes a soaring 17-foot high entrance.- ****Entertainment Space:**** Enjoy a spacious living/dining room for gatherings and entertainment.- ****Gourmet Kitchen:**** A well-appointed kitchen with a central island and granite countertops awaits your culinary creativity.- ****Family Comfort:**** A family room featuring built-in shelves and a convenient home office space add comfort and functionality.****Upstairs:**** ****Primary Suite:**** Ascend the elegant spiral staircase to the expansive primary bedroom, complete with a retreat area and awe-inspiring, unobstructed views to the East of the city.- ****Private Spaces:**** The generous spare bedrooms provide comfortable and private spaces for family members or guests.****Lower Level:**** ****Additional Living Space:**** The fully finished lower level enhances ...

Primary Bedroom 19.00 Ft x 16.00 Ft
 Bedroom 10.00 Ft x 10.00 Ft
 Bedroom 10.00 Ft x 10.00 Ft
 5pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.00 Ft x 10.00 Ft
 Recreational, Games room 10.00 Ft x 10.00 Ft
 Bedroom 10.00 Ft x 10.00 Ft
 Office 10.00 Ft x 10.00 Ft
 2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



Originally Listed by:
HOPE STREET REAL ESTATE CORP.



CIR

REALTY

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