



## 51 Edgeridge View Calgary Alberta

\$799,900

**\*\*OPEN HOUSE 1-3 PM SUT & SUN, AUG 30&31,2025\*\*** Dream Family Home in Edgemont! Move-in ready, across from a playground, steps to ravine, pond and walking paths, with a school bus stop at the backyard. This 2-story offers 4 bedrooms plus den and a finished basement, featuring a bright foyer with soaring ceilings, formal living, family and dining rooms, and a main floor den. The spacious master comes with a retreat area, jet tub, shower and walk-in closet, while the basement includes a large rec room, bedroom, bath and workout/playroom that can be converted to a 5th bedroom. Upgrades include newer shingles, water tank, smart switches and high-efficiency furnace pipe provision. The oversized 698 m<sup>2</sup> south backyard is sun-filled, private and beautifully landscaped with flowers and fruit trees, supported by a full irrigation system, complete with a decked shed, tool shed and garage pegboards. Situated in the desirable Edgemont School boundary, this well-maintained home truly shows pride of ownership and is the perfect family home--call today for your private showing! (id:6769)

Furnace 15.17 Ft x 16.08 Ft  
Den 11.92 Ft x 11.92 Ft  
4pc Bathroom 5.17 Ft x 8.00 Ft  
Bedroom 12.58 Ft x 10.00 Ft  
Other 12.50 Ft x 18.92 Ft  
Other 5.33 Ft x 9.92 Ft  
Living room 11.67 Ft x 10.08 Ft  
Dining room 9.08 Ft x 12.50 Ft  
2pc Bathroom 4.92 Ft x 5.83 Ft  
Laundry room 6.00 Ft x 10.33 Ft

Office 9.00 Ft x 10.67 Ft  
Family room 13.00 Ft x 16.00 Ft  
Other 12.92 Ft x 10.17 Ft  
Bedroom 11.92 Ft x 10.58 Ft  
Other 4.33 Ft x 5.08 Ft  
Bedroom 12.00 Ft x 10.58 Ft  
Other 4.33 Ft x 4.42 Ft  
4pc Bathroom 8.42 Ft x 4.92 Ft  
Primary Bedroom 16.50 Ft x 12.42 Ft

Listing Presented By:



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