



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:



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