



## 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

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca