



## 8 Edgeridge Way Calgary Alberta

\$798,897

8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey Single-Family Home In The Highly-Desirable NW Community of Edgemont! | Boasting 3,393 SQ FT Of Developed Living Space | Custom Built By Mahogany Lane Homes Ltd. In 1985 | Showcases A Tudor-Style Exterior With Gable Roof Lines, Traditional Oak Rails/Balusters, & Gorgeous Oak Hardwood Floors | Enter The Home Into A Beautiful High Ceiling Front Entryway Into The Main Floor Living Area | Living Room Features Floor-To-Ceiling Bay Windows Which Flood The Room With Natural Light | Spacious Kitchen & Breakfast Nook Has Upgraded Stainless-Steel Appliances, Large Window Overlooking Your Private Backyard Where You Can Easily Monitor the Activities of Your Children & Pets, Custom-Made Oak Cabinets By Merit, Modern Light Fixtures & Door Accessing The Expansive Deck To The Backyard | Family Room Showcases A Beautiful Stone & Oak Wood Burning Fireplace | Upper-Floor Features 4 Generously Sized Bedrooms | Luxurious Primary Bedroom With Spacious 5 PCE En-Suite Featuring Separate Soaker Tub, Shower & Double Sinks | Fourth Bedroom Also Has Walk-In Closet With Rough-In For A 4 PCE Ensuite | Basement Is Fully Finished & Insulated With Plenty Of Storage With Rough-In For A 4 PCE Bath | 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 Ch...

Bedroom 16.67 Ft x 13.67 Ft

4pc Bathroom 9.58 Ft x 5.58 Ft

Bedroom 11.17 Ft x 10.58 Ft

Bedroom 10.92 Ft x 10.67 Ft

3pc Bathroom 8.42 Ft x 4.67 Ft

Furnace 15.08 Ft x 12.92 Ft

Living room 15.42 Ft x 11.75 Ft

Kitchen 14.25 Ft x 10.92 Ft

Dining room 12.50 Ft x 9.75 Ft

Family room 17.83 Ft x 10.92 Ft

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Listing Presented By:



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Real Broker

<https://www.dericburton.com/>



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Primary Bedroom	21.75 Ft x 11.58 Ft	Foyer	8.67 Ft x 8.00 Ft
5pc Bathroom	11.58 Ft x 7.92 Ft	Breakfast	15.08 Ft x 9.00 Ft
Recreational, Games room	25.58 Ft x 23.00 Ft	2pc Bathroom	5.00 Ft x 4.58 Ft
Den	10.33 Ft x 8.25 Ft	Laundry room	6.83 Ft x 5.25 Ft
Storage	11.67 Ft x 9.75 Ft		