

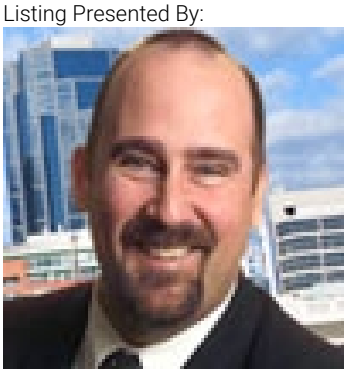
127 Edgeridge Close Calgary Alberta

$950,000

Backing Onto a Ravine | Fully Finished Walkout | Almost 3000 Sq. Ft. Developed Living Space - Welcome to this beautifully maintained walkout two-storey home, ideally situated on a quiet ravine lot in the highly sought-after community of Edgemont. Offering over 2,100 sq. ft. above grade and almost 3,000 sq. ft. of developed living space, this exceptional property combines comfort, functionality, and an unbeatable location. Backing directly onto a west-facing ravine, the home enjoys outstanding privacy, picturesque natural views, and spectacular sunset vistas. The landscaped backyard creates the perfect outdoor retreat, while the spacious upper deck is equipped with a gas BBQ hookup and exterior water lines for added convenience. The bright and inviting main floor features a well-appointed kitchen with granite countertops, ample cabinetry, a corner pantry, and a sunny breakfast nook overlooking the ravine. The adjacent family room offers a cozy gas fireplace, while the formal dining room and front living room provide excellent space for entertaining. A private main-floor office, convenient laundry room, and 2-piece powder room complete this level. Upstairs, you'll find three generously sized bedrooms, each with its own walk-in closet, along with two full bathrooms. The spacious primary suite features a walk-in closet and a 4-piece ensuite, creating a comfortable private retreat. The fully finished walkout basement adds valuable living space with a large recreation room, fourth bedroom, full bathroom, extensive storage, and the added comfort of in-floor heating. Recent updates include new shingles (2024), a newer hot water tank, and a new garage door, offering peace of mind for years to come. The double attached garage provides excellent parking and storage. Ideally located close to schools, parks, pathways, shopping, and major transportation routes, this outstanding ...

Recreational, Games room 22.58 Ft x 31.83 Ft
Bedroom 9.33 Ft x 11.92 Ft
4pc Bathroom 4.92 Ft x 11.92 Ft
Kitchen 17.08 Ft x 13.00 Ft
Breakfast 10.92 Ft x 10.08 Ft
Family room 15.75 Ft x 13.00 Ft
Office 8.92 Ft x 10.58 Ft
Laundry room 6.42 Ft x 10.42 Ft
2pc Bathroom 5.50 Ft x 5.58 Ft
Primary Bedroom 16.50 Ft x 18.17 Ft
4pc Bathroom 12.42 Ft x 10.42 Ft
Bedroom 10.58 Ft x 12.00 Ft

Listing Presented By:



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Dining room 12.42 Ft x 9.50 Ft

Living room 9.67 Ft x 10.50 Ft

Bedroom 10.58 Ft x 11.92 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft