



THE
A-TEAM

**RE/MAX
FIRST**

35 EDGERIDGE Court, Calgary T3A 4N9

MLS®#: **A2161870**

Area: **Edgemont**

Listing Date: **09/06/24**

List Price: **\$1,180,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area

Abv Sqft: **2,722**

Low Sqft:

Ttl Sqft: **2,722**

Lot Information

Lot Sz Ar: **8,546 sqft**

Lot Shape:

DOM

12

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Many Trees,Views**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 3`9"
Dining Room	Main	14`5" x 10`4"
Foyer	Main	8`6" x 7`10"
Laundry	Main	11`7" x 16`5"
4pc Bathroom	Second	
Bedroom	Second	12`11" x 11`11"
Bedroom	Second	11`10" x 11`9"

Room	Level	Dimensions
Breakfast Nook	Main	10`1" x 17`5"
Family Room	Main	14`0" x 19`7"
Kitchen	Main	9`3" x 15`5"
Living Room	Main	12`11" x 15`10"
5pc Ensuite bath	Second	15`1" x 14`1"
Bedroom	Second	15`1" x 9`10"
Bedroom - Primary	Second	19`1" x 13`10"

Walk-In Closet
Bedroom
Storage

Second
Basement
Basement

7`1" x 7`5"
11`9" x 13`8"
8`8" x 7`1"

3pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

8`3" x 8`8"
31`10" x 25`10"
19`1" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8611050

Zoning:
R-C1

Remarks

Pub Rmks:

Looking for the ideal family home? This stunning 2-storey residence is nestled in the heart of Edgemont, one of Calgary's most desirable communities, renowned for its TOP-TIER SCHOOLS (Sir Winston Churchill High School and Tom Baines School), RECREATION OPTIONS, and SCENIC PARKS. Situated within walking distance of Tom Baines School and Country Hills Shopping Plaza, and just a 10-minute drive to major shopping destinations such as Crowfoot Crossing, Beacon Hill, Royal Oak Centre, CF Market Mall, Northland Shopping Mall, Nose Hill Park, Shane Homes YMCA, and several golf courses, this home offers unparalleled convenience for families prioritizing education and recreation. **** Situated on a quiet cul-de-sac, the property backs onto the lush Edgemont Ravine, providing direct access to nature right from your backyard. With nearly 4,000 sq ft of living space, including a FULLY DEVELOPED walk-out basement, this property provides ample room for a growing family. *****The newly painted stucco and brick exterior not only enhances the home's refreshed look but also offers long-lasting durability. ***RECENT UPGRADES, including a new furnace, hot water tank, and PEX water pipes, ensure energy-efficient and reliable systems throughout the home. *****Step inside to a grand foyer with hardwood flooring throughout the MAIN FLOOR, leading to an elegant living and dining area. The spacious kitchen, complete with a pantry and cozy nook, flows seamlessly into the family room, which features a stone fireplace and wet bar—perfect for gatherings. French doors from the nook open to a massive deck with glass railings, offering breathtaking PANORAMIC VIEWS OF THE MOUNTAINS AND RAVINE. A rare find, the laundry room includes a built-in desk, storage, and ample space for sewing, work, or crafts. ****UPSTAIRS, the large PRIMARY ROOM boasts a contemporary ensuite, a walk-in closet, and stunning views. Three additional bedrooms and a full bathroom complete the upper level. *****The WALK-OUT BASEMENT is ideal for entertaining, featuring a rec room, wet bar, fireplace, big-screen area, and a 3-piece bathroom with a luxurious steam shower. The OUTDOOR space is truly unique, featuring a maintenance-free deck and patio that lead to 130 feet of yard along the ravine, with easy access to a bike path. This home offers the perfect blend of urban convenience and natural beauty. ****Don't miss the chance to make this dream home your own! CONTACT TODAY to schedule a viewing.

Inclusions:
Property Listed By:

None
WExcel

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123