



THE A-TEAM

RE/MAX FIRST

130 EDGERIDGE Circle, Calgary T3A6H9

MLS®#: A2163553 Area: Edgemont Listing 09/06/24 List Price: \$834,900
Status: Active County: Calgary Change: -\$15k, 13-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2001
Lot Information
Lot Sz Ar: 5,661 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,141
Low Sqft:
Ttl Sqft: 2,141

DOM
13
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot
Park Feat: Concrete Driveway, Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Playground
Construction: Stucco, Wood Frame
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Double Vanity, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bathroom, Kitchen, Living Room, etc.

Title:
Fee Simple
Legal Desc:

0011516

Zoning:
R-C2

Remarks

Pub Rmks: **Looking for a home on a quiet street and steps away from a beautiful ravine with miles of walking and bike paths? This well-maintained Jayman built home boasts over 2800sf of development and pride of ownership by the original owners. Entering this beautiful home, you are welcomed by the gleaming luxury vinyl plank flooring which was installed in 2023. The open floor plan features an den/office area near the entryway, a very large living room, dining room and kitchen which is perfect for entertaining large family gatherings. The dining area features a 10' ceiling and extra high windows and a patio door leading to a beautifully landscaped yard with many trees and shrubs. The kitchen has a multi-level island with an eating bar and a convenient walk-thru pantry with easy access to the garage. Upstairs has a huge master bedroom with a 5-piece ensuite and two other good-sized bedrooms and a 4-pc bathroom. The basement features 742sf of development with a full bathroom and a massive open games room and family room area which could be partitioned to create another bedroom. There is also a large insulated storage room and utility room. The hot water tank was replaced in 2023 and the asphalt shingles in 2014. Don't miss out on enjoying everything this wonderful home and community has to offer like..... the Edgemont Wetland, parks, playgrounds walking and biking pathways. Close to the best top ranked designated public schools in the city (Edgemont School K-5, Tom Baines 6-9, Sir Winston Churchill 10-12), CO-OP, Superstore, banks, variety of restaurants and shopping centres.**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









