



THE
A-TEAM

**RE/MAX
FIRST**

8 EDGERIDGE Way, Calgary T3A 4G8

MLS®#: **A2178717** Area: **Edgemont** Listing Date: **11/14/24** List Price: **\$858,858**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1985** Abv Sqft: **2,357**
 Lot Sz Ar: **6,673 sqft** Low Sqft:
 Lot Shape: **14.5 x 38.76 x 19.34** Ttl Sqft: **2,357**
x 35.28

DOM

7
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Level,Rectangular Lot,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`5" x 11`8"	Walk-In Closet	Upper	8`4" x 4`7"
Family Room	Main	15`7" x 11`0"	Bedroom - Primary	Upper	17`4" x 11`7"
Other	Main	5`2" x 2`0"	5pc Ensuite bath	Upper	11`7" x 7`8"
Kitchen	Main	14`0" x 10`10"	Bedroom	Upper	12`1" x 11`2"
Dining Room	Main	11`7" x 9`0"	Bedroom	Upper	12`6" x 10`7"

Foyer	Main	8`0" x 7`10"	4pc Bathroom	Upper	9`7" x 5`6"
Den	Main	12`7" x 9`10"	Family Room	Basement	13`0" x 11`0"
Mud Room	Main	8`11" x 3`0"	Game Room	Basement	22`10" x 8`0"
Laundry	Main	6`9" x 5`3"	Workshop	Basement	11`9" x 9`9"
2pc Bathroom	Main	5`0" x 4`4"	Flex Space	Basement	10`4" x 8`3"
Bedroom	Upper	15`6" x 12`8"	Furnace/Utility Room	Basement	15`1" x 10`5"
Walk-In Closet	Upper	8`4" x 5`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8411271**

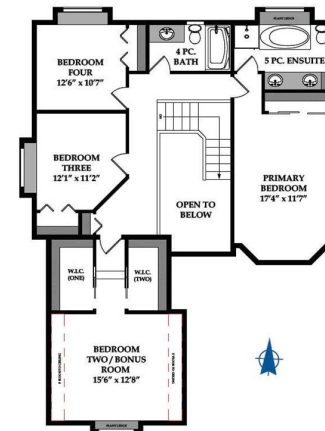
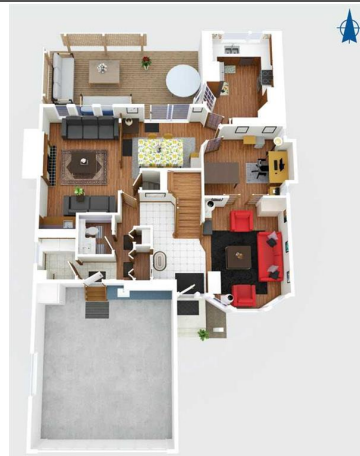
Zoning: **R-C1**

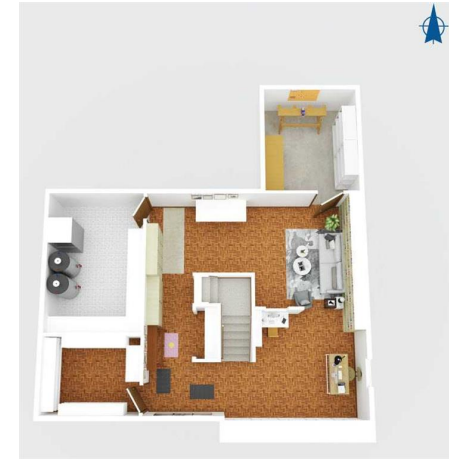
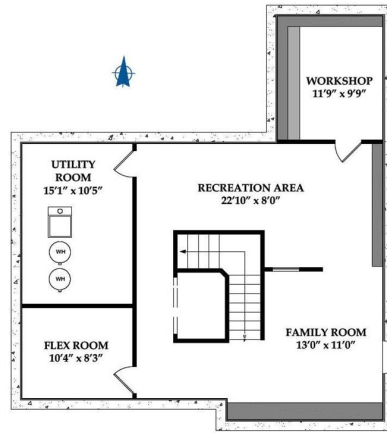
Remarks

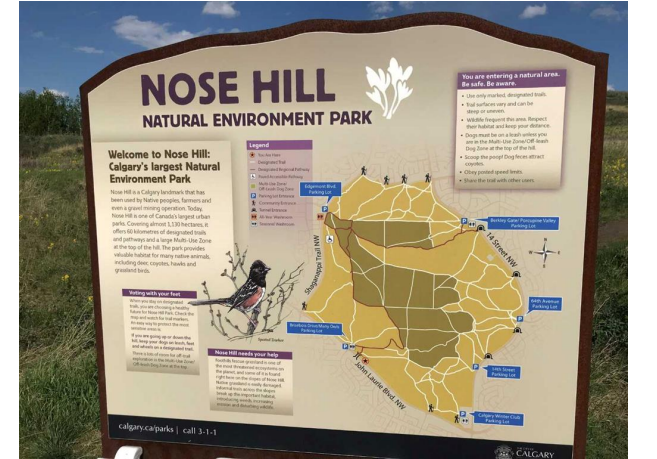
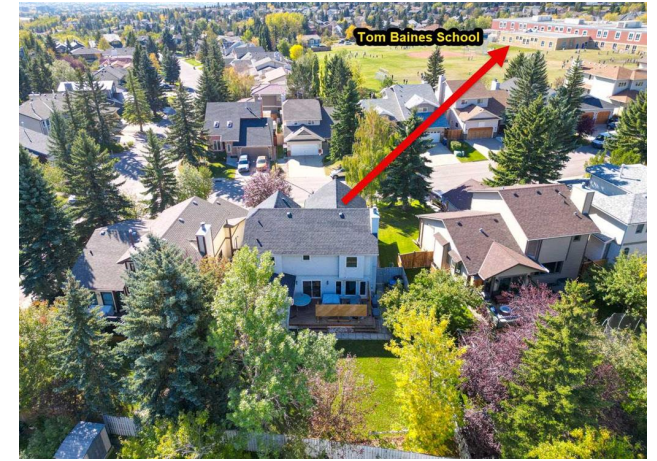
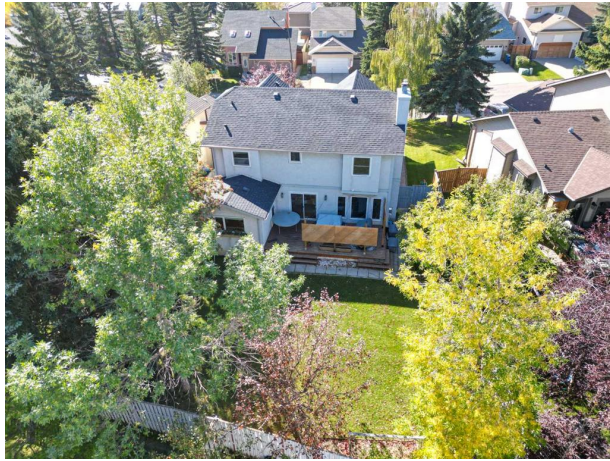
Pub Rmks: **8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey Single-Family Home In The Highly-Desirable NW Community of Edgemont! | Boasting 3,475 SQ FT Of Developed Living Space | Custom Built By Mahogany Lane Homes Ltd. In 1985 | Showcases A Tudor-Style Exterior 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 | Basement Is Fully Finished & Insulated With Plenty Of Storage | 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 High, Edgemont Elementary School & Mother Mary Greene School, As Well As Sir Winston Churchill Designation.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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







NOSE HILL NATURAL ENVIRONMENT PARK

Welcome to Nose Hill:
Calgary's largest Natural
Environment Park

Nose Hill is a Calgary landmark that has been used by Native peoples, farmers and even a great many generations. Today Nose Hill is one of Canada's largest urban parks. Covering almost 1,100 hectares, it offers 60 kilometers of designated trails and pathways and a large Mabel Lake. Situated at the top of the hill, this park provides a valuable habitat for many native species, including bees, coyotes, hawks and ground sloths.

When you visit your park:
• Be a responsible visitor.
• Stay on the designated trails.
• Do not feed or disturb wildlife.
• Do not litter.
• Do not use off-trail paths.
• Do not use ATVs, snowmobiles, or other motorized vehicles.
• Do not use firearms.

Nose Hill needs your help:
• Please do not pick flowers or pull plants.
• Please do not remove rocks or other natural objects.
• Please do not remove any trees or shrubs.
• Please do not remove any signs or markers.
• Please do not remove any benches or other park furniture.
• Please do not remove any playground equipment.

Legend

- Trail
- Designated trail
- Designated path
- Designated road
- Designated parking area
- Designated picnic area
- Designated playground area
- Designated dog park
- Designated horse park
- Designated equestrian trail
- Designated wheelchair accessible trail
- Designated wheelchair accessible parking area
- Designated wheelchair accessible picnic area
- Designated wheelchair accessible playground area
- Designated wheelchair accessible dog park
- Designated wheelchair accessible horse park
- Designated wheelchair accessible equestrian trail
- Designated wheelchair accessible picnic area
- Designated wheelchair accessible playground area
- Designated wheelchair accessible dog park
- Designated wheelchair accessible horse park
- Designated wheelchair accessible equestrian trail

Map



You are entering a natural area.
Be safe. Be smart.

- Use only marked, designated trails.
- Trail surfaces vary and can be slippery when wet.
- Wildlife requires time to retreat. Watch habitat and keep your distance.
- Dogs must be on leash unless you are in the Mark Lee Dog Off-Leash Dog Zone at the top of the hill.
- Keep the proper dog leash, attract coyotes.
- City posted speed limits.
- Share the road with other users.

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CALGARY

