



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**
Year Built: **1985**

Lot Information

Lot Sz Ar: **6,673 sqft**
Lot Shape: **14.5 x 38.76 x 19.34 x 35.28**

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**

DOM

37
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Room	Level	Dimensions	Room	Level	Dimensions
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







