



THE
A-TEAM

**RE/MAX
FIRST**

13 EDGERIDGE Mews, Calgary T3A 6A8

MLS® #: **A2182926**

Area: **Edgemont**

Listing Date: **12/10/24**

List Price: **\$789,999**

Status: **Active**

County: **Calgary**

Change: **-\$1, 10-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **4,359 sqft**
Lot Shape:

Access:

Lot Feat: **Private**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,031**

Low Sqft:

Ttl Sqft: **2,031**

DOM

11

Layout

Beds: **5 (4 1)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`7" x 4`11"	Breakfast Nook	Main	8`11" x 7`2"
Dining Room	Main	13`0" x 7`11"	Family Room	Main	11`4" x 13`1"
Kitchen	Main	11`4" x 12`3"	Living Room	Main	17`7" x 16`1"
Bedroom	Main	9`8" x 9`10"	4pc Bathroom	Second	7`2" x 7`9"
4pc Ensuite bath	Second	8`3" x 8`11"	Bedroom	Second	11`0" x 12`0"
Bedroom	Second	9`11" x 12`5"	Bedroom - Primary	Second	20`4" x 11`0"
3pc Bathroom	Basement	8`5" x 6`0"	Bedroom	Basement	10`5" x 15`2"

Game Room
Furnace/Utility Room

Basement
Basement

27`11" x 12`0"
8`6" x 12`1"

Storage

Basement

7`10" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9910406

Remarks

Pub Rmks:

Welcome to this beautifully updated 2,031.47 sqft 2-storey detached home in the highly sought-after Edgemont neighborhood! With 4+1 bedrooms, 4 bathrooms, and plenty of thoughtful upgrades, this is the perfect home for a growing family or one with seniors. Recent updates include brand-new flooring, a new water heater and furnace (2018), fresh paint throughout the entire house, and an upgraded full bathroom and bedroom on the main floor, making it wonderfully convenient for multi-generational living. Step into the inviting entrance with its soaring 17-ft high foyer, leading to a bright and open living and dining area - great for family gatherings. The cozy family room with a gas fireplace connects seamlessly to the spacious kitchen, which boasts a large central island, granite countertops, stainless steel appliances, and a corner pantry. Enjoy sunny breakfasts in the bright nook with 10-ft ceilings, or relax in the unique sunroom, perfect for soaking in natural light three seasons of the year. The upper level offers a serene master retreat with a 4-piece ensuite (soaker tub and separate shower) and a walk-in closet, plus two additional good-sized bedrooms and a full bathroom. The fully developed basement expands your living space with a large rec room, den, 5th bedroom, full bath, and plenty of storage. Outside, you'll find a welcoming front porch, a sunny west-facing backyard, and a deck ideal for BBQs or relaxing evenings. The double attached garage adds even more convenience. This home is steps from ravines, parks, transit, and shopping, and it's located in one of the best school districts: Edgemont School, Tom Baines Junior High, and Sir Winston Churchill High School. Plus, it's just minutes to U of C, the airport, and Stoney Trail. Don't wait—this move-in-ready gem is waiting for you to call it Home Sweet Home!

Inclusions:
Property Listed By:

N/A
YMK Real Estate & Management Inc.

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











