



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 EDGERIDGE Park, Calgary T3A 6B2**

MLS®#: **A2198833**

Area: **Edgemont**

Listing Date: **03/05/25**

List Price: **\$1,399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**

Finished Floor Area  
Abv Sqft: **2,607**  
Low Sqft:  
Ttl Sqft: **2,607**

DOM

**5**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Lawn,No Neighbours Behind,Views**  
Park Feat: **Heated Garage,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Concrete**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`4" x 15`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`7" x 7`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`6" x 15`0"</b>
<b>Sunroom/Solarium</b>	<b>Basement</b>	<b>10`7" x 7`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>10`5" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>16`7" x 9`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 14`5"</b>
<b>Media Room</b>	<b>Basement</b>	<b>18`9" x 15`0"</b>
<b>Office</b>	<b>Main</b>	<b>10`2" x 10`4"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 7`4"</b>

Furnace/Utility Room  
 Bedroom - Primary  
 Bedroom  
 Bedroom  
 4pc Bathroom  
 5pc Ensuite bath

Basement  
 Upper  
 Upper  
 Basement  
 Basement  
 Upper

9`6" x 9`9"  
 17`3" x 15`2"  
 9`5" x 11`8"  
 10`0" x 13`0"

Other  
 Bedroom  
 Bedroom  
 2pc Bathroom  
 5pc Bathroom

Basement  
 Upper  
 Upper  
 Main  
 Upper

13`0" x 15`0"  
 10`0" x 9`3"  
 9`3" x 11`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

9910406

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY, MARCH 8TH FROM 2-5 PM & SUNDAY, MARCH 9TH FROM 1-3 PM. A home of this calibre BACKING ONTO THE RAVINE with breathtaking views rarely comes to market! This beautifully renovated 4+1 bedroom home, with FULLY DEVELOPED WALK-OUT BASEMENT in the established community of Edgemont offers over 3800 sq ft of developed living space. The main level presents new high quality engineered hardwood floors, lofty ceilings & stylish light fixtures, showcasing the living & dining rooms with soaring 17' ceiling that are drenched in natural light. Just steps away is the newly renovated kitchen tastefully finished with island/eating bar & cabinets, quartz counter tops, stainless steel appliances, including a new induction range & Dacor two-unit fridge. There's also a sunny breakfast nook with picturesque views of the ravine. A spacious family room with feature fireplace is open to the kitchen. A den/office is tucked away behind French doors - perfect for a home office setup. Completing the main level is a mudroom & 2 piece powder room. Ascend a sweeping curved staircase to the second level that hosts 4 bedroom, a 5 piece main bath & laundry room with sink, storage & new washer & dryer. The primary retreat with vaulted ceilings & ravine views boasts a double-sided fireplace, walk-in closet & private 5 piece ensuite with dual sinks, relaxing jetted tub & separate shower. The walk-out basement with in-floor heat features a media room with built-ins, wetbar with wine fridge & dishwasher, sunroom/flex area, fifth bedroom & 4 piece bath. Other notable features include fresh paint throughout, 2 A/C units, 2 furnaces, built-in speakers throughout, tankless hot water system, water softener & filtered water system. Outside, enjoy the SOUTH FACING BACK YARD with deck, patio, Arctic Spa hot tub & panoramic views. Parking is a breeze with a tandem TRIPLE ATTACHED HEATED GARAGE. Located close to miles of walking/biking trails, schools, shopping, public transit & easy access to Country Hills Blvd & Sarcee Trail. Second dishwasher, second wine fridge, built-in speakers.**

**RE/MAX First**

Inclusions:  
 Property Listed By:

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













