



THE
A-TEAM

**RE/MAX
FIRST**

163 EDGERIDGE View, Calgary T3A 5Z2

MLS® #: **A2201726** Area: **Edgemont** Listing Date: **03/18/25** List Price: **\$949,900**
Status: **Active** County: **Calgary** Change: **-\$40k, 11-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **6,178 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,305**
Low Sqft:
Ttl Sqft: **2,305**

DOM

33
Layout
Beds: **7 (5 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Garden,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Granite Counters,Jetted Tub,Kitchen Island,Pantry,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`6"
Dining Room	Main	13`8" x 8`9"
Family Room	Main	18`8" x 13`8"
Laundry	Main	8`8" x 8`3"
4pc Bathroom	Upper	8`4" x 5`1"
Bedroom	Upper	12`6" x 10`1"
Bedroom	Upper	10`9" x 12`2"
4pc Bathroom	Basement	5`1" x 8`2"
Bedroom	Basement	11`6" x 9`6"
Furnace/Utility Room	Basement	11`7" x 8`4"

Room	Level	Dimensions
Bedroom	Main	12`1" x 10`2"
Dining Room	Main	11`1" x 7`2"
Kitchen	Main	17`3" x 13`7"
Living Room	Main	13`0" x 12`0"
4pc Ensuite bath	Upper	11`0" x 10`1"
Bedroom	Upper	12`1" x 12`6"
Bedroom - Primary	Upper	12`1" x 22`4"
Bedroom	Basement	11`2" x 13`7"
Game Room	Basement	32`2" x 20`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9811112

Remarks

Pub Rmks:

Welcome to this stunning 2-storey family home located in the sought-after community of Edgemont, backing onto lush green space and nestled on a quiet cul-de-sac. This spacious 7-bedroom, 3.5-bathroom home is perfect for growing families. As you enter, you'll be greeted by gorgeous hardwood floors that flow throughout the main level. The cozy fireplace in the living room creates a warm and inviting atmosphere, while the formal dining room provides an ideal setting for family gatherings and entertaining. The home offers breathtaking views of the surrounding greenery, as well as sweeping views of the skyline, showcasing the beauty of NW Calgary, the entire valley, and even parts of NE Calgary, providing a picturesque backdrop for daily living. Upstairs, you'll find 4 generous bedrooms, including a master retreat with a 4-piece ensuite featuring a jetted tub, plus a spacious walk-in closet. One more full bathroom is also located on this level, providing convenience and privacy for all family members. The fully developed walk-out basement offers even more space to enjoy, including 2 additional bedrooms, a second fireplace, and a full bathroom, making it perfect for extended family or guests. This exceptional home features Dynasty IPV4 Asphalt Shingles (2022) and a fully functional garden irrigation system, providing peace of mind and added convenience. It's also close to schools, shopping, dining, and transit, offering the ultimate in convenience and lifestyle. With its unbeatable location, ample living space, serene views, and panoramic views of the valley and surrounding neighborhoods. Don't miss the opportunity to make this your home!

Inclusions:
Property Listed By:

Backyard Slide/Swing Set
eXp Realty

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











