

# \$798,897 - 8 Edgeridge Way Nw, Calgary

MLS® #A2221544

**\$798,897**

4 Bedroom, 3.00 Bathroom, 2,351 sqft  
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey Single-Family Home In The Highly-Desirable NW Community of Edgemont! | Boasting 3,393 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 | Fourth Bedroom Also Has Walk-In Closet With Rough-In For A 4 PCE Ensuite | Basement Is Fully Finished & Insulated With Plenty Of Storage With Rough-In For A 4 PCE Bath | 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 Hight, Edgemont  
Elementary School & Mother Mary Greene  
School, As Well As Sir Winston Churchill  
Designation.

Built in 1985

### **Essential Information**

MLS® #	A2221544
Price	\$798,897
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,351
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Edgeridge Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4G8

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Side By Side
# of Garages	2

### Interior

Interior Features	Double Vanity, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Oak, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	34
Zoning	R-C1

### Listing Details

Listing Office	Real Broker
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