

# \$749,000 - 8 Edgeridge Way Nw, Calgary

MLS® #A2254943

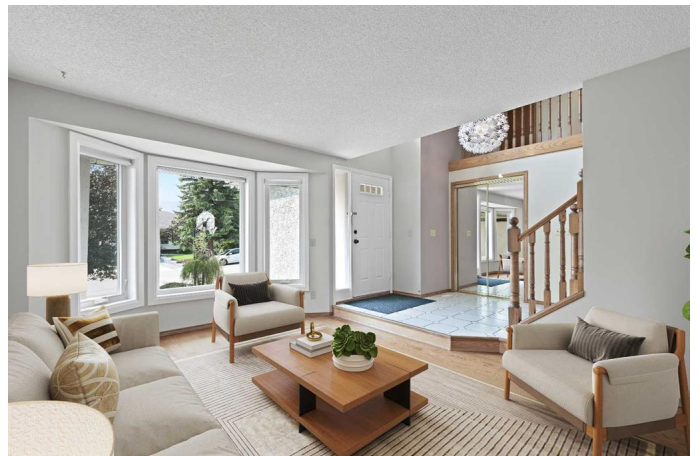
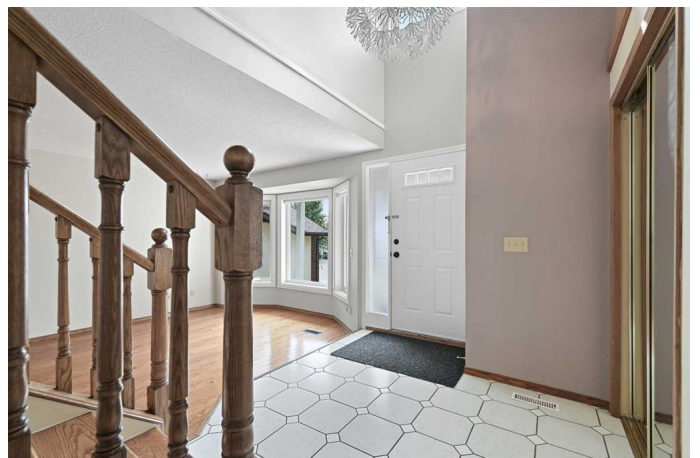
**\$749,000**

4 Bedroom, 3.00 Bathroom, 2,356 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Welcome to your new home in the heart of Edgemont! Step inside and be greeted with TRADITIONAL OAK BANISTERS, BALUSTERS and gorgeous HARDWOOD FLOORS. The FRONT LIVING ROOM AND FORMAL DINING ROOM are perfect for hosting holidays or intimate gatherings. The bright and open layout flows into the SUNKEN FAMILY ROOM with a STUNNING STONE AND OAK TRIMMED GAS FIREPLACE, and a WET BAR. Keep the mess in the kitchen my mom used to say and this KITCHEN IS A DREAM. The KITCHEN IS SPACIOUS, , comes with UPGRADED STAINLESS -STEEL APLIANCES, and offers ENDLESS CABINETS.. it flows perfectly into your SUNNY NOOK AREA THAT OFFERS A GREAT SIZED AREA FOR ANY SIZE OF TABLE you need and it has SLIDING GLASS DOORS that allows access out to the LARGE, LANDSCAPED BACK YARD WITH MATURE TREES to be enjoyed while relaxing on the MASSIVE PATIO DECK. Upstairs unwind in your PRIVATE PRIMARY RETREAT screaming serenity, with a great closet, SEPARATE SHOWER AND A GORGEOUS 60" FREESTANDING MIROLIN SOAKER TUB! More generous bedrooms are upstairs as well and you will note a COZY ROOM WITH HUGE WINDOWS OVERLOOKING THE SOUTH YARD..hmmm NANNY SUITE? FAMILIY ROOM? GAMES ROOM? another BEDROOM? this room has a WALK IN CLOSET and is ready to have a FINISHED



BATHROOM! The basement is complete with tons of games areas, a work room and an office and is just waiting for some good decorating again. APPLIANCES UPGRADED (2019 AND 2021) CENTRAL VACUUM unit is a Ntone 700, new in (2020), 2 HOT WATER TANKS (2019) MODERNIZED BATHROOMS (2017), NEWER ROOF REPLACED WITH FELT UNDERLAY/ASPHALT SHINGLES (2012 , WINDOWS UPGRADED /DOUBLE GLAZED (2014-2015)

Built in 1985

### Essential Information

MLS® #	A2254943
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,356
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	Double Garage Attached, Garage Door Opener, Garage Faces Front

# of Garages 2

### Interior

Interior Features Bar, Central Vacuum, Bathroom Rough-in  
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, Wood Burning, Stone, Oak  
Has Basement Yes  
Basement Finished, Full

### Exterior

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

### Additional Information

Date Listed September 11th, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

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