

**\$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        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway, 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, Wood Burning, Gas Starter, Stone, Oak                                    |
| 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 | 32             |
| Zoning         | R-C1           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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