

## 51 Edgeridge View NW Calgary, Alberta

**MLS # A2250723**



# \$799,900

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,041 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** NA

**\*\*OPEN HOUSE 1-3 PM SUT & SUN, AUG 30&31,2025\*\*** Dream Family Home in Edgemont! Move-in ready, across from a playground, steps to ravine, pond and walking paths, with a school bus stop at the backyard. This 2-story offers 4 bedrooms plus den and a finished basement, featuring a bright foyer with soaring ceilings, formal living, family and dining rooms, and a main floor den. The spacious master comes with a retreat area, jet tub, shower and walk-in closet, while the basement includes a large rec room, bedroom, bath and workout/playroom that can be converted to a 5th bedroom. Upgrades include newer shingles, water tank, smart switches and high-efficiency furnace pipe provision. The oversized 698 m<sup>2</sup>; south backyard is sun-filled, private and beautifully landscaped with flowers and fruit trees, supported by a full irrigation system ,complete with a decked shed, tool shed and garage pegboards. Situated in the desirable Edgemont School boundary, this well-maintained home truly shows pride of ownership and is the perfect family home—call today for your private showing!