

## 8 Edgeridge Way NW Calgary, Alberta

**MLS # A2251712**



**\$768,867**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Edgemont  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,351 sq.ft.  | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot   |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Stucco, Wood Frame                             | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** N/A

8 Edgeridge Way NW | Custom Built Two-Storey | Traditional Oak Rails/Balusters, & Gorgeous Oak Hardwood Floors | Spacious Kitchen & Breakfast Nook | Living Room Features Floor-To-Ceiling Bay Windows | Family Room Showcases A Beautiful Stone & Oak Wood Burning Fireplace | Primary Bedroom With Spacious 5 PCE Ensuite Featuring Separate Soaker Tub, Shower & Double Sinks | Plus So Much More!