

99 Edgeridge View NW Calgary, Alberta

MLS # A2331929



\$939,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,590 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Track Lighting, Walk-In Closet(s)

Inclusions: n/a

Welcome to an exceptional, move-in-ready Walkout Bungalow in one of Edgemont's most desirable locations. Situated on a mature lot (~5,200 sq. ft.) with a sunny south exposure, this air-conditioned home backs directly onto peaceful green space, offering rare privacy, sweeping natural light, and approx. \$60,000 in recent upgrades. **MAIN LEVEL HIGHLIGHTS** (~1,600 SQ. FT.): Soaring 10-foot ceilings create an airy, expansive feel throughout, complemented by 2 spacious bedrooms, 1.5 bathrooms, and a versatile main-floor office/den. Recent renovations include fresh paint, new flooring, updated kitchen & bathroom countertops, modern light fixtures, new appliances, and updated hardware. **VERSATILE WALKOUT LOWER LEVEL (LEGAL 3-BEDROOM SUITE):** Whether utilized as a legal mortgage-helper suite, guest quarters, or a spacious multi-generational living wing, this bright walkout features 9-foot ceilings, sunny south-facing windows, a remodeled kitchen with brand-new washer/dryer and new dishwasher, and full walkout access to the private backyard retreat. **OUTDOOR RETREAT & PARKING:** Enjoy a south-facing private yard backing directly onto green space, complete with mature fruit trees, a sunny patio, and a widened driveway offering ample parking for up to 3 vehicles. **PRIME LOCATION & TOP SCHOOL CATCHMENTS:** Designated for Calgary's top-tier CBE school pathway—Edgemont Elementary (K–5), Tom Baines Middle School (6–9), and Sir Winston Churchill High School (10–12)—and steps to parks, walking pathways, transit, shopping, and major roadways. A rare combination of lifestyle, space, and long-term value—schedule your private showing today!