

**8 Edgeridge Way NW
Calgary, Alberta**

MLS # A2162407



\$858,858

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed		

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

Inclusions: N/A

8 Edgeridge Way NW | Location, Location, Location! | Lovely 2 Storey Family Home In The Highly-Desirable Northwest Community Of EDMONTON! | Boasting 3,475 SQ FT Of Developed Space | Upper-Floor Features 4 Generously Sized Bedrooms | Luxurious Primary Bedroom With Spacious 5 PCE En-Suite Featuring Separate Soaker Tub, Shower & Double Sinks | Private Fenced-In Yard Ensures A Haven For Your Children & Pets | 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 | Tenant Occupied & No Inside Pictures.