

# \$1,299,900 - 132 Edgeridge Place Nw, Calgary

MLS® #A2240169

**\$1,299,900**

5 Bedroom, 4.00 Bathroom, 2,503 sqft

Residential on 0.26 Acres

Edgemont, Calgary, Alberta

Wow! Have you ever dreamed of owning a gorgeous home, impeccably updated and maintained on an incredible lot with panoramic views? Located on one of the largest pie lots in desirable Edgemont (over 1/4 acre), this 2-story walk out home has extensive landscaping and a backyard that is a true oasis. Complete with a wrap around stone patio, waterfall pond, garden, greenhouse and cedar sundeck, this gardener's paradise backs & sides onto the Edgemont Ravine where you will never tire of watching the seasons change throughout the year. In fact, enjoy the spectacular views from all 3 levels of the home through upgraded triple pane windows. The welcoming front entrance with soaring ceilings leads to a living room with gas fireplace and dining room with views. Hardwood floors continue into the gourmet kitchen that was completely re-designed to include natural wood cabinets with over & undercabinet lighting, granite counters, custom tile backsplash, stone undermount sink & separate wet bar, along with a large central island with seating for 5 that overlooks huge wrap around windows and the view. Appliances were upgraded to include a gas stove, built-in Miele steam oven and dishwasher, a convection microwave and a sleek 5-door fridge. The kitchen is open to the family room with centre gas fireplace and has a garden door leading to the huge deck with glass railing inserts and a convenient open riser staircase down to the patio and backyard.



The main floor also includes a large den, updated 1/2 bath, and a laundry room adjacent to the entrance from the double car garage. Upstairs enjoy central air-conditioning and 4 large bedrooms including the primary suite with vaulted ceiling, walk-in closet and an updated 5-piece ensuite with heated floors, steam shower and generous air-jet soaker bathtub. The other 3 bedrooms share an updated 3-piece bath with a fully tiled oversize shower. The walkout basement is finished and includes bedroom #5 (not legal egress) another 3-piece bathroom, plenty of storage and a large rec room with views that leads outside to the enormous wrap around patio with ample space for a covered hot tub with soffit lighting and firepit area. The poly-B plumbing has been replaced, 2 newer high efficiency furnaces, the roof has Boral clay tiles and there are upgraded security screens on exterior doors. Do not miss the link to the 360-degree tour! This is a once in a generation opportunity. You CAN have it all! Do not wait to view this fabulous home and location!

Built in 1987

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240169    |
| Price          | \$1,299,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,503       |
| Acres          | 0.26        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 132 Edgeridge Place Nw |
| Subdivision | Edgemont               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 4P3                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                 |

## Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed, Views, See Remarks |
| Roof              | Clay Tile                                                                                                                                |
| Construction      | Brick, Stucco, Wood Frame                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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