

# \$749,000 - 8 Edgeridge Way Nw, Calgary

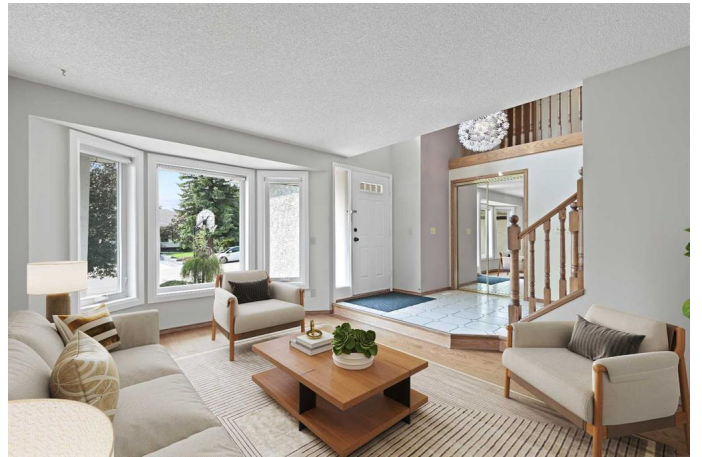
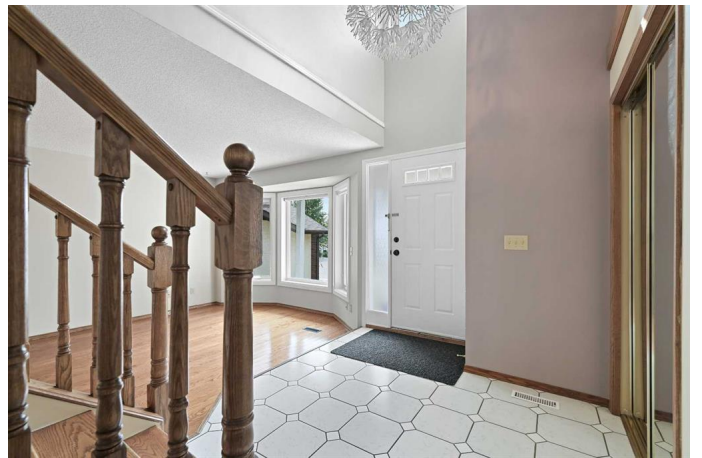
MLS® #A2254943

**\$749,000**

4 Bedroom, 3.00 Bathroom, 2,356 sqft  
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SEPT 14TH - 1:00PM TO 3:00PM.....Welcome to your new home in the heart of Edgemont! Step inside and be greeted with TRADITIONAL OAK BANISTERS, BALUSTERS and gorgeous HARDWOOD FLOORS. The FRONT LIVING ROOM AND FORMAL DINING ROOM are perfect for hosting holidays or intimate gatherings. The bright and open layout flows into the SUNKEN FAMILY ROOM with a STUNNING STONE AND OAK TRIMMED GAS FIREPLACE, and a WET BAR. Keep the mess in the kitchen my mom used to say and this KITCHEN IS A DREAM. The KITCHEN IS SPACIOUS, , comes with UPGRADED STAINLESS -STEEL APLIANCES, and offers ENDLESS CABINETS.. it flows perfectly into your SUNNY NOOK AREA THAT OFFERS A GREAT SIZED AREA FOR ANY SIZE OF TABLE you need and it has SLIDING GLASS DOORS that allows access out to the LARGE, LANDSCAPED BACK YARD WITH MATURE TREES to be enjoyed while relaxing on the MASSIVE PATIO DECK. Upstairs unwind in your PRIVATE PRIMARY RETREAT screaming serenity, with a great closet, SEPARATE SHOWER AND A GORGEOUS 60" FREESTANDING MIROLIN SOAKER TUB! More generous bedrooms are upstairs as well and you will note a COZY ROOM WITH HUGE WINDOWS OVERLOOKING THE SOUTH YARD..hmmm NANNY SUITE? FAMILIY ROOM? GAMES ROOM? another



BEDROOM? this room has a WALK IN CLOSET and is ready to have a FINISHED BATHROOM! The basement is complete with tons of games areas, a work room and an office and is just waiting for some good decorating again. APPLIANCES UPGRADED (2019 AND 2021) CENTRAL VACUUM unit is a Ntone 700, new in (2020), 2 HOT WATER TANKS (2019) MODERNIZED BATHROOMS (2017), NEWER ROOF REPLACED WITH FELT UNDERLAY/ASPHALT SHINGLES (2012), WINDOWS UPGRADED /DOUBLE GLAZED (2014-2015)

Built in 1985

### Essential Information

MLS® #	A2254943
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,356
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8 Edgeridge Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4G8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Bar, Bathroom Rough-in, Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Oak, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Conservation, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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