

# \$858,858 - 8 Edgeridge Way Nw, Calgary

MLS® #A2185007

**\$858,858**

3 Bedroom, 2.00 Bathroom, 2,351 sqft  
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey Single-Family Home In The Highly-Desirable NW Community of Edgemont! | Boasting 3,393 SQ FT Of Developed Living Space | Custom Built By Mahogany Lane Homes Ltd. In 1985 | Showcases A Tudor-Style Exterior With Gable Roof Lines, Traditional Oak Rails/Balusters, & Gorgeous Oak Hardwood Floors | Enter The Home Into A Beautiful High Ceiling Front Entryway Into The Main Floor Living Area | Living Room Features Floor-To-Ceiling Bay Windows Which Flood The Room With Natural Light | Spacious Kitchen & Breakfast Nook Has Upgraded Stainless-Steel Appliances, Large Window Overlooking Your Private Backyard Where You Can Easily Monitor the Activities of Your Children & Pets, Custom-Made Oak Cabinets By Merit, Modern Light Fixtures & Door Accessing The Expansive Deck To The Backyard | Family Room Showcases A Beautiful Stone & Oak Wood Burning Fireplace | Upper-Floor Features 4 Generously Sized Bedrooms | Luxurious Primary Bedroom With Spacious 5 PCE En-Suite Featuring Separate Soaker Tub, Shower & Double Sinks | Basement Is Fully Finished & Insulated With Plenty Of Storage | 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.

Built in 1985

**Essential Information**

MLS® #	A2185007
Price	\$858,858
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,351
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	Concrete Driveway, Double Garage Attached, Garage Door Opener,

	Garage Faces Front, Side By Side
# of Garages	2

### Interior

Interior Features	Double Vanity, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
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	Gas Starter, Stone, Wood Burning, Family Room, Oak
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	March 20th, 2025
Days on Market	31
Zoning	R-C1

### Listing Details

Listing Office	Real Broker
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