



GRASSROOTS
REALTY GROUP

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220 Edgeridge Gardens NW
Calgary, Alberta

MLS # A2255755



\$879,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 220 Edgeridge Gardens NW, Calgary – Discover this spacious 2-storey walkout home in the highly sought-after Edgemont community. Offering nearly 3,500 sq. ft. of fully developed living space, this 4-bedroom, 4-bathroom property is perfect for growing families or anyone seeking a quiet, established neighbourhood in northwest Calgary. Enjoy a bright open-concept main floor with granite countertops, stainless steel appliances, and plenty of room for entertaining. Upstairs features four large bedrooms, including a primary suite with a private 4-piece ensuite. The fully finished walkout basement adds versatile living space ideal for a media room, home office, or guest accommodations. Additional highlights include a front-attached double garage, durable stucco exterior, and a large backyard perfect for kids, pets, and summer gatherings. Located close to top-rated schools, scenic parks, walking paths, shopping, restaurants, and quick transit access — everything you need is right here. Don’t miss this rare opportunity to own a walkout, double-garage, family home in Edgemont, one of Calgary’s most desirable northwest communities. Book your private showing today!