



**127 Edgeridge Close NW
Calgary, Alberta**

MLS # A2317840



\$1,100,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

OPEN HOUSE SUNDAY JUNE 14 2PM TO 4PM On The Ravine! Welcome to this beautifully maintained two storey walkout home in the highly desirable northwest community of Edgemont. Offering over 2,100 sq. ft. of well designed living space above grade, plus a fully finished walkout basement, this home combines comfort, functionality, and an outstanding location. Backing directly onto a west-facing ravine, you'll enjoy exceptional privacy, beautiful natural views, and stunning sunsets from your own backyard. The professionally landscaped yard provides the perfect setting for outdoor entertaining and relaxation, while the main floor deck features a gas BBQ hookup and exterior water lines for added convenience. The bright and spacious main floor showcases a large kitchen with granite countertops, ample cabinetry, corner pantry, and a sunny breakfast nook overlooking the ravine. The inviting family room features a cozy gas fireplace, while the formal dining room flows seamlessly into the front living room, creating an ideal space for both everyday living and entertaining. A private office, convenient main floor laundry, and a two-piece powder room complete this functional level. Upstairs, you'll find three generously sized bedrooms each with walk-in closets, and two full bathrooms, including a spacious primary retreat with a walk-in closet and a four-piece ensuite. The fully finished walkout basement adds valuable living space with a large recreation room, fourth bedroom, full bathroom, abundant storage, and the added comfort of in-floor heating. Recent updates include shingles in 2024, a newer hot water tank, and a new garage door, providing peace of mind for years to come. The double attached garage offers excellent parking and storage options. Ideally located close to schools, parks, pathways, shopping, and major transportation routes, this exceptional Edgemont property

presents a rare opportunity to enjoy ravine-side living in one of Calgary's most established and desirable communities.