



GRASSROOTS
REALTY GROUP

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121 Edgeridge Park NW
Calgary, Alberta

MLS # A2319640



\$1,190,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,674 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, F		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Indoor hydroponic system and outdoor Aquaponic system, UV Blocking Exterior Roller Shades		

Welcome to this exceptional walkout bungalow in the highly sought-after community of Edgemont. Backing directly onto one of Northwest Calgary's most spectacular ravines, this home offers breathtaking south-facing views with walking paths, ponds, wildlife, and stunning natural scenery right beyond your backyard. Adding to its unique appeal, this home is equipped with both an indoor hydroponic growing system and an outdoor aquaponic system, designed to automatically water indoor and outdoor plants and vegetables while you're away, offering an innovative and sustainable gardening experience. The main floor features impressive 11-foot ceilings and a warm, functional layout. A welcoming foyer leads to the spacious living room, where large windows perfectly frame the ravine views and a cozy gas fireplace creates an inviting atmosphere. The separate dining room is ideal for entertaining, while the bright breakfast nook offers the perfect place to enjoy your morning coffee. The spacious kitchen showcases modern finishes, a large central island with sink and eating bar, and a convenient corner pantry. The primary suite is a true retreat, complete with a private ensuite and custom walk-in closet. A second comfortable bedroom completes the main level. The fully developed walkout basement features in-floor heating and offers two additional spacious bedrooms, a large family room, a full bathroom, a separate laundry room, and an abundance of storage space. Step outside to the incredible south-facing backyard, where a spacious deck overlooks the breathtaking ravine. A private gate provides direct access to the ravine pathways, allowing you to enjoy nature just steps from your door. Recent updates provide additional peace of mind and a fresh modern feel, including a new hot water tank installed in 2025, freshly painted interior walls, and recently

refinished kitchen cabinetry. This is a rare opportunity to own a beautifully maintained walkout bungalow with panoramic ravine views in one of Calgary’s most desirable communities.