



**17 Edgeridge Terrace NW
Calgary, Alberta**

MLS # A2322876



\$455,000

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,039 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 479
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Your opportunity to own this beautifully maintained townhouse in the highly desirable "Hillsboro in Edgemont" complex. This bright, OPEN CONCEPT 2 storey home features an ATTACHED garage, VAULTED ceilings, BEAUTIFUL HARDWOOD flooring throughout the main level, and a SPACIOUS dining and living area anchored by a cozy gas fireplace. The kitchen offers AMPLE cabinetry, a centre island with eating bar, and STAINLESS STEEL appliances, flowing seamlessly into the main living space, perfect for both everyday living and entertaining. The upper level hosts two SPACIOUS bedrooms and a well appointed 4 piece bathroom. The fully finished basement ADDS VALUABLE living space with a large family/recreation room, a 3 piece bathroom, and plenty of storage in the furnace room. Upgrade: New Rubber Roof and 3 y/o Hot Water Tank. ADDITIONAL HIGHLIGHTS include visitor parking conveniently located across from the unit and close proximity to Edgemont's beautiful ravine pathway system. This prime location offers quick access to Country Hills Village Shopping Centre, Superstore, Gas Stations, Banks, Nose Hill Park, Beacon Hill Shopping Centre, Costco, and major roadways including Shaganappi Trail, Country Hills Blvd., Stoney Trail, and John Laurie Blvd. The property is EASY to VIEW, so book your showing today !