



**GRASSROOTS**

REALTY GROUP

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**12 Edgeridge Green NW  
Calgary, Alberta**

**MLS # A2327402**



**\$958,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,333 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** White Refrigerator and Electric Fireplace in the Sunroom, Shelves in the storage room, Shed in the backyard

Welcome to this beautifully renovated family home in the highly sought-after community of Edgemont! Combining timeless elegance, quality updates, and an outstanding location, this exceptional home offers the perfect setting for comfortable family living. Families will appreciate being within the catchment of top-rated public schools from elementary through senior high school, making Edgemont one of Calgary's most desirable communities. Step inside to an impressive grand staircase, soaring open living and dining areas, and large southwest-facing bay windows that fill the home with natural light. Hardwood flooring extends throughout the main and upper levels. The renovated kitchen features granite countertops, a large island, natural stone backsplash, stainless steel appliances, and a bright breakfast nook adjoining a cozy sunroom. The inviting sunken family room offers a gas fireplace and oversized south-facing windows, while a spacious main-floor office, a convenient 2-piece powder room, and a laundry room with direct access to the attached garage complete the main level. Upstairs, the generous primary suite features a beautifully renovated spa-inspired ensuite with a double vanity, soaker tub, separate glass shower, and walk-in closet. Three additional spacious bedrooms and a fully renovated 4-piece family bathroom provide plenty of room for the whole family. The fully finished basement offers exceptional additional living space with a large recreation room, wet bar, fifth bedroom, bright flex room or den, a full 4-piece bathroom, and ample storage. Recent updates include renovated bathrooms (2026), new stair carpeting (2026), second-floor hardwood flooring (2020), vinyl windows on the main and upper floors (2022), a durable clay tile roof (2013), and one hot water tank (2017). The beautifully landscaped property features mature trees in both the front and back

yards, creating exceptional privacy and a peaceful outdoor retreat. Enjoy concrete and brick patios, vibrant flower gardens, and an underground sprinkler system for the front lawn. Just a one-minute walk from your doorstep, you'll discover one of Edgemont's expansive ravine and pathway systems, offering kilometres of scenic walking and cycling trails. Edgemont is renowned for its abundant parks, green spaces, and family-friendly atmosphere. Residents enjoy convenient access to Nose Hill Park, Beacon Hill Centre, Crowfoot Crossing, Market Mall, and major routes including Country Hills Boulevard, Shaganappi Trail, and Crowchild Trail. This exceptional home offers an outstanding combination of quality renovations, generous living space, excellent schools, and one of Calgary's most sought-after family-friendly locations.