



GRASSROOTS
REALTY GROUP

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83 Edgeridge Close NW
Calgary, Alberta

MLS # A2327556



\$874,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, Re		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	High Ceilings, Laminate Counters, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: main floor freezer

Welcome to a large 2 storey home in phase II of Edgemont. This home is close proximity to the ravine in the area and the COOP grocery store in the Hamptons along with quick access to Stoney Trail. Some recent updates include a new roof + insulation (2024), home painted and new carpet on both floors (2026), garage door (2026), & AC in 2021. The main floor is quite spacious at close to 1,300 sq feet. Main floor office, dining room with front living room. The kitchen is large with a gas range, granite counter tops, and access to a large deck. The family room has a gas fireplace and can accommodate a large group of people. The upper level has 4 bedrooms and is perfect for a growing family. The primary bedroom is large with a 5 piece ensuite. The bathroom has 2 sinks, tub, and walk in shower. The walk in closet is a decent size. There are 3 additional bedrooms with a 4 piece bathroom. The basement is undeveloped but has laundry located on this level. It is a walkout and the new buyers have the opportunity to develop it to their liking. Don't miss out on this well cared for property on a quiet street.