



GRASSROOTS
REALTY GROUP

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99 Edgeridge View NW
Calgary, Alberta

MLS # A2331929



\$939,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,590 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Track Lighting, Walk-In Closet(s)

Inclusions: n/a

Welcome to this beautifully renovated Walkout Bungalow in one of Edgemont's most desirable locations. Situated on a large, mature lot of approximately 483 square metres, this exceptional home features a sunny south-facing backyard that backs directly onto green space, offering a rare combination of privacy, natural beauty, and abundant natural light. With approximately \$60,000 in recent renovations, this air-conditioned, move-in-ready home offers approximately 1,600 sq. ft. on the main floor, where soaring 10-foot ceilings create an incredible sense of openness and light. The thoughtfully designed layout includes 2 spacious bedrooms, 1.5 bathrooms, and a versatile office/den. Recent upgrades include fresh paint, new flooring, updated kitchen and bathroom countertops, new appliances, modern light fixtures, updated faucets, and many other tasteful improvements throughout. One of the home's most impressive features is the fully legal 3-bedroom walkout basement suite. Featuring 9-foot ceilings, abundant natural light from the walkout design and sunny south exposure, a recently remodelled kitchen, brand-new washer and dryer, and a new dishwasher, this beautifully finished suite is ideal as a mortgage helper, for extended family, or for multi generational living. Step outside to your own private backyard retreat, where mature fruit trees, peaceful green space views, and all-day sunshine create the perfect setting to relax or entertain. Whether you're enjoying your morning coffee on the patio, hosting family and friends, or simply unwinding after a long day, this outdoor space is one you'll appreciate throughout the seasons. Located within the highly sought-after Sir Winston Churchill High School catchment and close to parks, pathways, shopping, transit, and major roadways, this home offers the perfect combination of lifestyle, convenience, and long-term value. And remember to

check out the widened driveway - owner used to park 3 cars on it. Homes like this are rarely available. Offering 10-foot ceilings on the main floor, a legal 3-bedroom walkout suite with 9-foot ceilings, air conditioning, and a sunny south-facing backyard backing onto green space, this is an exceptional opportunity in one of Calgary's most established and desirable communities. Whether you're looking for your forever family home or a smart investment with excellent income potential, this is a property you won't want to miss.