

# \$858,858 - 8 Edgeridge Way Nw, Calgary

MLS® #A2185007

**\$858,858**

3 Bedroom, 2.00 Bathroom, 2,351 sqft  
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey Single-Family Home In The Highly-Desirable NW Community of Edgemont! | Boasting 3,393 SQ FT Of Developed Living Space | Custom Built By Mahogany Lane Homes Ltd. In 1985 | Showcases A Tudor-Style Exterior With Gable Roof Lines, Traditional Oak Rails/Balusters, & Gorgeous Oak Hardwood Floors | Enter The Home Into A Beautiful High Ceiling Front Entryway Into The Main Floor Living Area | Living Room Features Floor-To-Ceiling Bay Windows Which Flood The Room With Natural Light | Spacious Kitchen & Breakfast Nook Has Upgraded Stainless-Steel Appliances, Large Window Overlooking Your Private Backyard Where You Can Easily Monitor the Activities of Your Children & Pets, Custom-Made Oak Cabinets By Merit, Modern Light Fixtures & Door Accessing The Expansive Deck To The Backyard | Family Room Showcases A Beautiful Stone & Oak Wood Burning Fireplace | Upper-Floor Features 4 Generously Sized Bedrooms | Luxurious Primary Bedroom With Spacious 5 PCE En-Suite Featuring Separate Soaker Tub, Shower & Double Sinks | Basement Is Fully Finished & Insulated With Plenty Of Storage | Tucked Away On This Quiet Street Within Walking Distance To Edgemont Superstore | Edgemont Has The Highest Number Of Parks & Playgrounds Compared To Any Other Calgary Neighborhood! | Edgemont's Popular



Ravine & Walking Paths Allow For Endless  
Leisurely Strolls | A Minute Walk To Bus Stops  
& Quick Easy Access To Neighbourhood  
Schools & Tennis Courts, Playgrounds, LRT |  
Major Shopping Centres Like Crowfoot,  
Beacon Hill, Northland Mall & Market Mall Are  
Just Minutes Away | Close Proximity To Three  
Excellent Schools: Tom Baines Junior Hight,  
Edgemont Elementary School & Mother Mary  
Greene School, As Well As Sir Winston  
Churchill Designation.

Built in 1985

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2185007    |
| Price          | \$858,858   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 2,351       |
| Acres          | 0.15        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 8 Edgeridge Way Nw |
| Subdivision | Edgemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A 4G8            |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 4                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, |

Garage Faces Front, Side By Side

# of Garages 2

## Interior

Interior Features Double Vanity, Walk-In Closet(s), Soaking Tub, Storage, Wet Bar

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas Starter, Stone, Oak, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Treed, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Wood Frame, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed March 20th, 2025

Days on Market 28

Zoning R-C1

## Listing Details

Listing Office Real Broker

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