

# \$768,867 - 8 Edgeridge Way Nw, Calgary

MLS® #A2251712

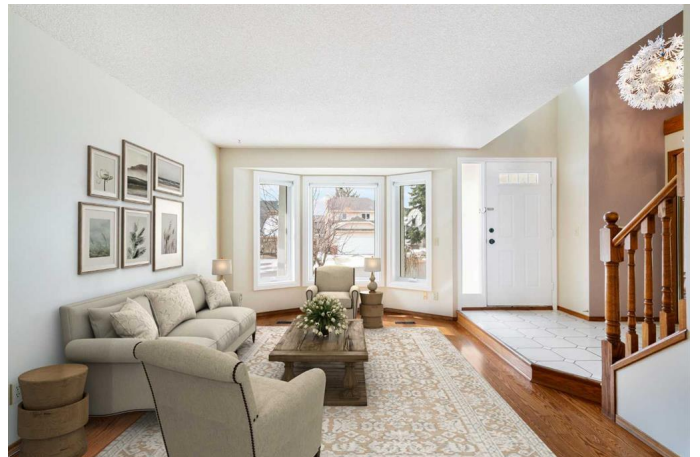
**\$768,867**

4 Bedroom, 4.00 Bathroom, 2,351 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

8 Edgeridge Way NW | Location, Location, Location! | Well-Maintained, Modern, Two-Storey 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 | Oak Rails/Balusters, & Gorgeous Oak Hardwood Floors | 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 Ensuite Featuring Separate Soaker Tub, Shower & Double Sinks | Fourth Bedroom Also Has Walk-In Closet With Rough-In For A 4 PCE Ensuite | Basement Is Fully Finished & Insulated With Plenty Of Storage With Rough-In For A 4 PCE Bath | 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® #         | A2251712    |
| Price          | \$768,867   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| 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, Soaking Tub, Storage, Walk-In Closet(s), 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, Wood Burning, Oak  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Brick, Concrete, Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 28th, 2025  
Days on Market 2  
Zoning R-C1

## Listing Details

Listing Office Real Broker

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