

# \$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 10  
Zoning R-C1

### Listing Details

Listing Office Real Broker

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