



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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51 Edgeridge View NW
Calgary, Alberta

MLS # A2250723



\$858,800

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

Inclusions: NA

Dream Family Home in Edgemont! Move-in ready, across from a playground, steps to ravine, pond and walking paths, with a school bus stop at the backyard. This 2-story offers 4 bedrooms plus den and a finished basement, featuring a bright foyer with soaring ceilings, formal living, family and dining rooms, and a main floor den. The spacious master comes with a retreat area, jet tub, shower and walk-in closet, while the basement includes a large rec room, bedroom, bath and workout/playroom that can be converted to a 5th bedroom. Upgrades include newer shingles, water tank, smart switches and high-efficiency furnace pipe provision. The oversized 698 m²; south backyard is sun-filled, private and beautifully landscaped with flowers and fruit trees, supported by a full irrigation system, complete with a decked shed, tool shed and garage pegboards. Situated in the desirable Edgemont School boundary, this well-maintained home truly shows pride of ownership and is the perfect family home—call today for your private showing!