

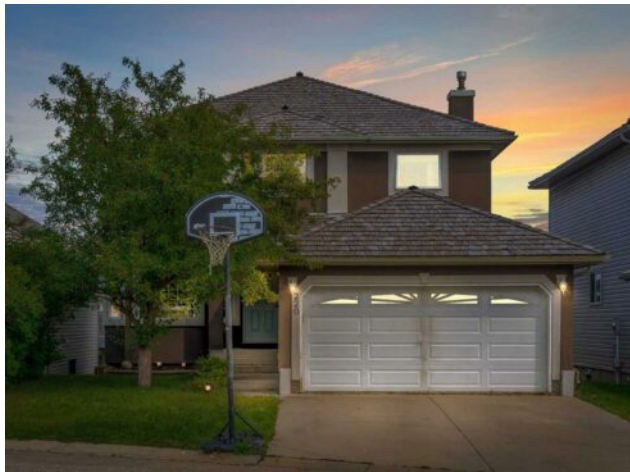


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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220 Edgeridge Gardens NW  
Calgary, Alberta

MLS # A2255755



\$879,900

|             |                                                                                                                    |            |      |
|-------------|--------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Central, Forced Air, Natural Gas                                                                                   | Water:     | -    |
| Floors:     | Carpet, Linoleum, Tile                                                                                             | Sewer:     | -    |
| Roof:       | Cedar Shake                                                                                                        | Condo Fee: | -    |
| Basement:   | Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade                                                  | LLD:       | -    |
| Exterior:   | Stucco                                                                                                             | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                    | Utilities: | -    |
| Features:   | Built-in Features, Chandelier, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                |            |      |

Welcome to 220 Edgeridge Gardens NW, Calgary &ndash; Discover this spacious 2-storey walkout home in the highly sought-after Edgemont community. Offering nearly 3,500 sq. ft. of fully developed living space, this 4-bedroom, 4-bathroom property is perfect for growing families or anyone seeking a quiet, established neighbourhood in northwest Calgary. Enjoy a bright open-concept main floor with granite countertops, stainless steel appliances, and plenty of room for entertaining. Upstairs features four large bedrooms, including a primary suite with a private 4-piece ensuite. The fully finished walkout basement adds versatile living space ideal for a media room, home office, or guest accommodations. Additional highlights include a front-attached double garage, durable stucco exterior, and a large backyard perfect for kids, pets, and summer gatherings. Located close to top-rated schools, scenic parks, walking paths, shopping, restaurants, and quick transit access &mdash; everything you need is right here. Don&rsquo;t miss this rare opportunity to own a walkout, double-garage, family home in Edgemont, one of Calgary&rsquo;s most desirable northwest communities. Book your private showing today!