

# \$858,800 - 51 Edgeridge View Nw, Calgary

MLS® #A2250723

**\$858,800**

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

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 m<sup>2</sup> 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!

Built in 1999

## Essential Information

MLS® #	A2250723
Price	\$858,800
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	51 Edgeridge View Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Y9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            August 21st, 2025

Days on Market      7

Zoning                 R-CG

### **Listing Details**

Listing Office         Homecare Realty Ltd.

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