

\$1,099,000 - 47 Edgeridge Court Nw, Calgary

MLS® #A2123779

\$1,099,000

6 Bedroom, 5.00 Bathroom, 2,717 sqft

Residential on 0.21 Acres

Edgemont, Calgary, Alberta

This expansive 4 + 2-bedroom, 2-storey home is a rare gem nestled in the sought-after community of Edgemont. With its oversized double attached garage and impeccable design, it offers a harmonious blend of comfort and natural splendor.

Key Features:

â€¢ **Stunning Interiors:** The main floor boasts beautiful hardwood and slate flooring, seamlessly connecting the living room and dining room. The soaring vaulted ceiling adds an air of grandeur.

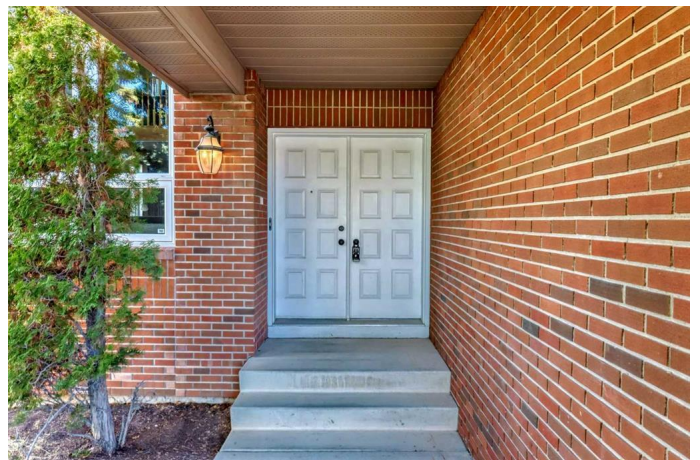
â€¢ **Gourmet Kitchen:** Stainless appliances, marble, and stone countertops, along with an island featuring extra storage and a breakfast bar, make entertaining family and friends a joy.

â€¢ **Family Retreat:** Unwind in the large family room with a cozy gas-assist wood fireplace or enjoy breakfast in the sunlit nook with rear deck access overlooking the ravine. The main floor bedroom, complete with a walk-in closet and a 4-piece ensuite (including a walk-in tub), is perfect for multi-generational living.

â€¢ **Loft-Style Bonus Room:** Head up the stairs to a loft-style bonus room adorned with beautiful built-in bookshelves.

â€¢ **Luxurious Primary Suite:** The upper floor features a spacious primary bedroom with a retreat overlooking the ravine, a walk-in closet, and a large 4-piece ensuite bathroom. Two additional large bedrooms and a 4-piece bath complete this floor.

â€¢ **Fully Finished Walkout Basement:** The basement offers a family/recreation room, a



flex space, two additional bedrooms, and a 4-piece bath. Ample storage and laundry space are included.

â€¢ Outdoor Bliss: Step onto the rear deck and savor the view of the ravine. Accessible from the breakfast nook and main floor bedroom.

â€¢ Meticulously Maintained: From the new windows to the concrete roof, this home has been thoughtfully improved. Even the Poly B plumbing has been replaced.

â€¢ Prime Location: Close to Edgemont School, greenspaces, restaurants, and major transportation routes.

Donâ€™t miss this exceptional opportunity to own a piece of Edgemontâ€™s natural beauty.

Built in 1987

Essential Information

MLS® #	A2123779
Price	\$1,099,000
Sold Price	\$1,140,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,717
Acres	0.21
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Edgeridge Court Nw
Subdivision	Edgemont
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3A 4P1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Stone Counters, Suspended Ceiling, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Circulating, Family Room, Gas Starter, Glass Doors, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped
Roof	Concrete
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 8th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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