

\$1,199,900 - 47 Edgeridge Court Nw, Calgary

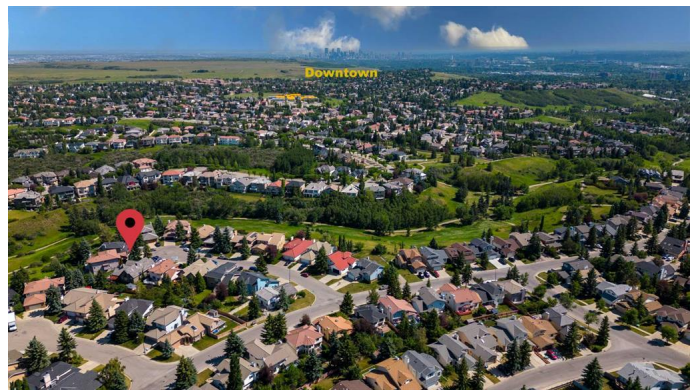
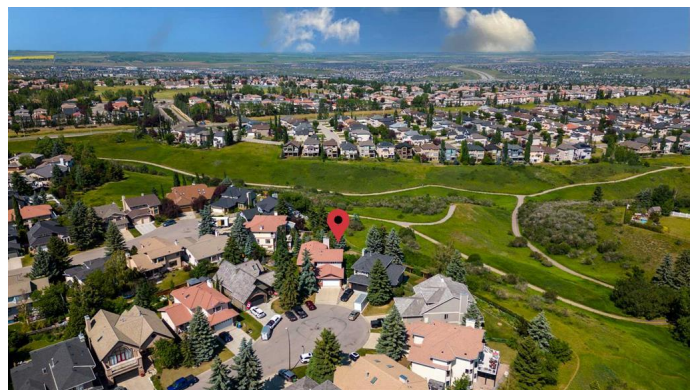
MLS® #A2150652

\$1,199,900

6 Bedroom, 5.00 Bathroom, 2,766 sqft
Residential on 0.21 Acres

Edgemont, Calgary, Alberta

LOCATION, BREATHTAKING VIEWS, CONVENIENCE, CAPACIOUSNESS; a blend of all you are looking for. Welcome to this stunning 6 bedroom home, featuring a walkout basement and backing onto the famous Edgemont Ravine, nestled on a quiet street! As you approach the property, you'll notice the oversized double attached garage, perfect for parking and storage. This well-maintained property boasts numerous upgrades, including two brand-new high-efficiency furnaces and hot water tank, professionally painted throughout, new windows, and replaced poly-b piping. Upon entering the home, you'll be greeted by the vaulted ceiling entrance, leading to the beautifully designed main floor. Hardwood flooring and slate flooring flows throughout the living room, dining area, and kitchen, creating a seamless transition between spaces. The kitchen is a culinary delight, featuring stainless steel appliances, marble and stone countertops, ample cabinet space and a generously sized island, all of which make mealtime a breeze. Enjoy stunning ravine and city views from the deck, breakfast nook, kitchen, and family room, perfect for nature lovers and entertainers alike. A conveniently located half bathroom serves guests, while the main floor bedroom features a walk-in closet, 4-piece ensuite with a walk-in tub, and direct access to the deck – ideal for multi-generational living or a peaceful retreat. Upstairs, discover a loft-style bonus room, perfect for a home office or play area. Enjoy



ravine and city views, along with the most beautiful morning sunrises, from the primary bedroom, complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper floor. The walkout basement offers ample natural light, featuring two bedrooms, a 4-piece bathroom, laundry, lots of storage space, and a spacious family room with direct access to the backyard. Enjoy the serene tranquility of the ravine views even from the comfort of the walkout basement. The property offers a truly enormous backyard, a rare find. Imagine hosting summer barbecues and outdoor gatherings under the warm sun or starry night sky. Check out the 3D VIRTUAL OPEN HOUSE TOUR. Edgemont is a master-planned neighbourhood presenting stunning city and mountain views due to its high elevation. It features pathways through ravines, skating rinks, playgrounds, parks, and tennis courts. Additionally, it is adjacent to Nose Hill Park, one of North America's largest municipal parks. The community is also home to one of the city's top elementary (Edgemont School) and middle (Tom Baines) schools. The Edgemont Community Centre provides gym facilities, banquet and meeting rooms, and various other activities. The outstanding Edgemont schools and convenient public transit options are the highlights of this community. There are also numerous restaurants and shopping options nearby. Don't miss out on this incredible opportunity to own a piece of paradise! Call your favourite Realtor to book a showing today!

Built in 1987

Essential Information

MLS® #	A2150652
Price	\$1,199,900
Sold Price	\$1,198,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,766
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	2
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, 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, Cul-De-Sac, Irregular Lot, Landscaped

Roof	Concrete
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 26th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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