

# \$799,900 - 130 Edgeridge Circle Nw, Calgary

MLS® #A2163553

**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,141 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Looking for a home on a quiet street and steps away from a beautiful ravine with miles of walking and bike paths? This well-maintained Jayman built home boasts over 2800sf of development and pride of ownership by the original owners. Entering this beautiful home, you are welcomed by the gleaming luxury vinyl plank flooring which was installed in 2023. The open floor plan features an den/office area near the entryway, a very large living room, dining room and kitchen which is perfect for entertaining large family gatherings. The dining area features a 10'™ ceiling and extra high windows and a patio door leading to a beautifully landscaped yard with many trees and shrubs. The kitchen has a multi-level island with an eating bar and a convenient walk-thru pantry with easy access to the garage. Upstairs has a huge master bedroom with a 5-piece ensuite and two other good-sized bedrooms and a 4-pc bathroom. The basement features 742sf of development with a full bathroom and a massive open games room and family room area which could be partitioned to create another bedroom. There is also a large insulated storage room and utility room. The hot water tank was replaced in 2023 and the asphalt shingles in 2014. Don't miss out on enjoying everything this wonderful home and community has to offer like... the Edgemont Wetland, parks, playgrounds walking and biking pathways. Close to the best top ranked designated public schools in the city



(Edgemont School K-5, Tom Baines 6-9, Sir Winston Churchill 10-12), CO-OP, Superstore, banks, variety of restaurants and shopping centres.

Built in 2001

### **Essential Information**

MLS® #	A2163553
Price	\$799,900
Sold Price	\$783,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,141
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	130 Edgeridge Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A6H9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

### **Interior**

Interior Features	Double Vanity, Vinyl Windows, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Electric Range, Garage Control(s),

	Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 6th, 2024
Date Sold	November 6th, 2024
Days on Market	61
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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