

# \$989,999 - 163 Edgeridge View Nw, Calgary

MLS® #A2201726

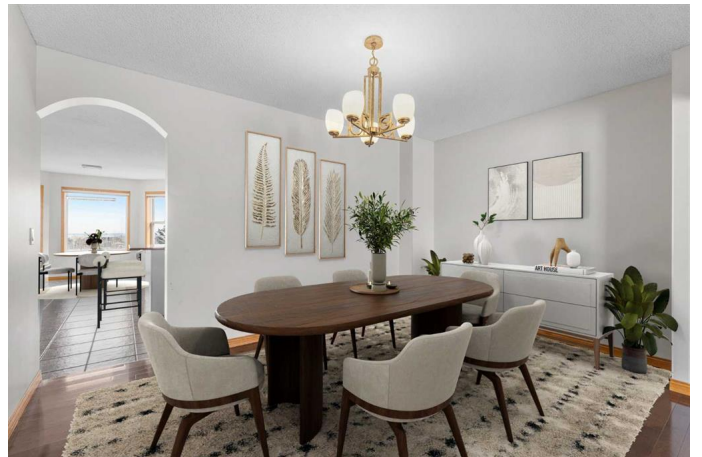
**\$989,999**

7 Bedroom, 4.00 Bathroom, 2,306 sqft  
Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Welcome to this stunning 2-storey family home located in the sought-after community of Edgemont, backing onto lush green space and nestled on a quiet cul-de-sac. This spacious 7-bedroom, 3.5-bathroom home is perfect for growing families. As you enter, you'll be greeted by gorgeous hardwood floors that flow throughout the main level. The cozy fireplace in the living room creates a warm and inviting atmosphere, while the formal dining room provides an ideal setting for family gatherings and entertaining. The home offers breathtaking views of the surrounding greenery, as well as sweeping views of the skyline, showcasing the beauty of NW Calgary, the entire valley, and even parts of NE Calgary, providing a picturesque backdrop for daily living.

Upstairs, you'll find 4 generous bedrooms, including a master retreat with a 4-piece ensuite featuring a jetted tub, plus a spacious walk-in closet. One more full bathroom is also located on this level, providing convenience and privacy for all family members. The fully developed walk-out basement offers even more space to enjoy, including 2 additional bedrooms, a second fireplace, and a full bathroom, making it perfect for extended family or guests. This exceptional home features Dynasty IPV4 Asphalt Shingles (2022) and a fully functional garden irrigation system, providing peace of mind and added convenience. It's also close to schools,



shopping, dining, and transit, offering the ultimate in convenience and lifestyle. With its unbeatable location, ample living space, serene views, and panoramic views of the valley and surrounding neighborhoods. Don't miss the opportunity to make this your home!

Built in 1998

### Essential Information

MLS® #	A2201726
Price	\$989,999
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,306
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	163 Edgeridge View Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Z2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Basement, Decorative
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Garden, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 18th, 2025
Days on Market	18
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.