

111 Edgeridge Circle NW  
Calgary, Alberta

MLS # A2254907



**\$890,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Garden, Landscaped, Lawn, Low Maint		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Refrigerator in Basement, Nest thermostat

**OPEN HOUSE: SATURDAY, SEPT 13th, 1pm -4pm** Nestled in the prestigious community of Edgemont, this lovingly cared-for two-storey walkout invites you to embrace a lifestyle defined by comfort, connection, and breathtaking surroundings. Set on one of Calgary's highest elevations, Edgemont is celebrated for its sweeping city and mountain views, extensive pathways, and a strong sense of community—an idyllic backdrop for family life. From the moment you arrive, the home's beautifully landscaped gardens and tranquil setting, just steps from a protected environmental reserve, set the stage for a life well lived. Inside, natural light dances across warm acacia hardwood floors, drawing you into a thoughtfully designed main level. The renovated kitchen, finished with sleek granite countertops, stainless steel appliances, and a generous central island, flows effortlessly into the dining and living spaces—perfect for both lively gatherings and quiet family evenings by the stone-clad fireplace. Upstairs, the primary suite offers a peaceful retreat with its private ensuite and walk-in closet, while two additional bedrooms provide comfort and space for family or guests. The fully developed walkout basement extends the living area with a versatile recreation room and a sun-filled flex space, opening seamlessly to two patios and a lush backyard—an inviting canvas for entertaining, play, or quiet reflection. Balancing modern updates with timeless charm, this home is more than a residence—it is a place where families grow, memories are made, and every detail has been lovingly tended. This is an opportunity not to be missed.