

# \$1,299,900 - 132 Edgeridge Place Nw, Calgary

MLS® #A2240169

**\$1,299,900**

5 Bedroom, 4.00 Bathroom, 2,503 sqft

Residential on 0.26 Acres

Edgemont, Calgary, Alberta

Wow! Have you ever dreamed of owning a gorgeous home, impeccably updated and maintained on an incredible lot with panoramic views? Located on one of the largest pie lots in desirable Edgemont (over 1/4 acre), this 2-story walk out home has extensive landscaping and a backyard that is a true oasis. Complete with a wrap around stone patio, waterfall pond, garden, greenhouse and cedar sundeck, this gardeners paradise backs & sides onto the Edgemont Ravine where you will never tire of watching the seasons change throughout the year. In fact, enjoy the spectacular views from all 3 levels of the home through upgraded triple pane windows. The welcoming front entrance with soaring ceilings leads to a living room with gas fireplace and dining room with views. Hardwood floors continue into the gourmet kitchen that was completely re-designed to include natural wood cabinets with over & undercabinet lighting, granite counters, custom tile backsplash, stone undermount sink & separate wet bar, along with a large central island with seating for 5 that overlooks huge wrap around windows and the view. Appliances were upgraded to include a gas stove, built-in Miele steam oven and dishwasher, a convection microwave and a sleek 5-door fridge. The kitchen is open to the family room with centre gas fireplace and has a garden door leading to the huge deck with glass railing inserts and a convenient open riser staircase down to the patio and backyard.



The main floor also includes a large den, updated 1/2 bath, and a laundry room adjacent to the entrance from the double car garage. Upstairs enjoy central air-conditioning and 4 large bedrooms including the primary suite with vaulted ceiling, walk-in closet and an updated 5-piece ensuite with heated floors, steam shower and generous air-jet soaker bathtub. The other 3 bedrooms share an updated 3-piece bath with a fully tiled oversize shower. The walkout basement is finished and includes bedroom #5 (not legal egress) another 3-piece bathroom, plenty of storage and a large rec room with views that leads outside to the enormous wrap around patio with ample space for a covered hot tub with soffit lighting and firepit area. The poly-B plumbing has been replaced, 2 newer high efficiency furnaces, the roof has Boral clay tiles and there are upgraded security screens on exterior doors. Do not miss the link to the 360-degree tour! This is a once in a generation opportunity. You CAN have it all! Do not wait to view this fabulous home and location!

Built in 1987

### **Essential Information**

MLS® #	A2240169
Price	\$1,299,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,503
Acres	0.26
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	132 Edgeridge Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4P3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, Treed, Views, See Remarks
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Zoning	R-CG

## Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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