

**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 Mainten |               |                   |

|                    |                                                                                                         |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------|-------------------|------|
| <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.