

11 Edgeridge Circle NW  
Calgary, Alberta

MLS # A2214889



## \$1,325,000

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,546 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** NA

A picture is worth a thousand words! Imagine this view all day&hellip; every day! Nestled on one of the most coveted ravine lots in the NW, this beautiful family home boasts a breathtaking 180-degree view from its sun-drenched south-facing backyard. Step inside to soaring cathedral ceilings and an open floor plan designed to maximize natural light and showcase the stunning ravine backdrop. An inviting LIVING ROOM overlooks the landscaped front yard and flows into the formal DINING ROOM which is spacious for your family and friends to gather over a shared meal. The FAMILY ROOM and KITCHEN here are the heart of the home and with the GAS FIREPLACE in the custom maple wall unit and the UNOBSTRUCTED PANORAMIC views experienced through the wall of windows, it's the place you won't want to leave. The GOURMET kitchen with abundance of rich MAPLE cabinetry showcases GRANITE counters, corner pantry, and a LARGE CENTRE ISLAND with RAISED BREAKFAST BAR and UPGRADED appliances too. Adjacent to the kitchen&hellip;. a FAVOURITED SPOT&hellip;.the breakfast nook, surrounded by FLOOR TO CEILING WINDOWS and access to the LOW MAINTENANCE DECK that runs the full width of the house, gas BBQ hook-up, and GLASS RAILS allowing FULL UNOBSTRUCTED RAVINE VIEWS. The MAIN FLOOR also features a large HOME OFFICE with FRENCH DOUBLE DOORS; perfect for working at home or a place for kids to do homework. DRAMATIC, curved open riser stairs with maple rails and iron spindles lead up to the LARGE LAUNDRY ROOM, full bath, and 3 generous BEDROOMS, including the PRIMARY RETREAT with SPA-like ENSUITE including GLASS SHOWER, SOAKER TUB, and SPACIOUS WALK-IN CLOSET. EXPANSIVE WINDOWS for NATURE VIEWS from

both the BEDROOM and ENSUITE. Heading downstairs to the FINISHED WALK-OUT BASEMENT (finished professionally developed by Albi Renova) showcasing a spacious RECREATION ROOM with HEATED FLOORS, BAR AREA, 4TH BEDROOM, FULL BATH and HUGE STORAGE ROOM complete the lower level. Stepping outside from the WALKOUT you are greeted with a lovely PERGOLA covered seating area and COVERED PATIO; perfect for a wind down at the end of the day while SOAKING UP the STUNNING VIEW. There is plenty of YARD for the young dreamers to play or open the gates to walk onto the RAVINE PATHWAYS pathways for endless exploring and walking/biking. Located within the designated zones for local schools, walk-zone for the junior high, and literally steps to the elementary school bus stop. This turn key house has been meticulously maintained, fully painted throughout, freshly EPOXY floors in GARAGE, RESURFACED FRONT DRIVE, Low E windows, A/C and so much more! Homes like this, where LUXURY meets UNMATCHED VIEWS, RARELY come to market so make the appointment to VIEW TODAY and BE PREPARED TO FALL IN LOVE.