

40 Edgeridge Way NW  
Calgary, Alberta

MLS # A2219731



**\$669,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** none

**OPEN HOUSE: SAT & SUN 1-4, MAY 24,25 2025\*\***Location, location, location! Just one block from top-rated Tom Baines School, within walking distance to Edgemont Elementary, preschool, parks, pathways, and the Shopping Centre—this beautifully designed 4-level split home offers both convenience and flexibility for growing or multi-generational families. Featuring 5 spacious bedrooms and 4 full bathrooms, this home boasts an open-concept layout with vaulted ceilings and skylight windows that flood the main floor with natural light. The bright living and dining areas lead into a functional kitchen with oak cabinetry, center island, and access to a sunny deck and fully fenced backyard. Upstairs, you’ll find a generous secondary bedroom and a large primary suite complete with a corner tub, separate shower, and oversized vanity. The third level includes a walkout family room with fireplace, a third large bedroom with its own 4-piece ensuite, making it ideal for guests or teens. The fully finished basement offers 2 more good-sized rooms, a 3-piece bathroom, laundry area, and a huge crawl space for storage. With a potential separate entrance, this home provides excellent setup for two-family living or future suite development (subject to city approval). Upgrades include newer windows and an aggregate driveway. Close to ravines, pathways, transit, and major roads—this Edgemont gem checks all the boxes! Don’t miss this rare opportunity—book your private showing today!