220 Edgeridge Gardens NW Calgary, Alberta

MLS # A2255755

\$879,900

		Division: Type: Style: Size: Beds:	Edgemont Residential/House			
			2 Storey			
				Age:	1998 (27 yrs old)	
				Baths:	3 full / 1 half	
		Garage:	Concrete Driveway,	, Covered,	Double Garage Attached, Driveway, Front	Drive
		Lot Size:	0.11 Acre			I
Heating:	Central, Forced Air, Natural Gas	Lot Feat:	Back Yard, Cul-De-	Sac, Front	t Yard, Landscaped, Lawn, Level	
			Water:	-		
Floors:	Carpet, Linoleum, Tile		Sewer:	-		
Roof:	Cedar Shake		Condo Fee:	: -		
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-0	Out To Grade	LLD:	-		
Exterior:	Stucco		Zoning:	R-CG		
Foundation:	Poured Concrete		Utilities:	-		
Features:	Built-in Features, Chandelier, Crown Molding, Granit	te Counters, No	Animal Home, No Sm	noking Hon	ne, Walk-In Closet(s)	
Inclusions:	N/A					

Welcome to 220 Edgeridge Gardens NW, Calgary – Discover this spacious 2-storey walkout home in the highly sought-after Edgemont community. Offering nearly 3,500 sq. ft. of fully developed living space, this 4-bedroom, 4-bathroom property is perfect for growing families or anyone seeking a quiet, established neighbourhood in northwest Calgary. Enjoy a bright open-concept main floor with granite countertops, stainless steel appliances, and plenty of room for entertaining. Upstairs features four large bedrooms, including a primary suite with a private 4-piece ensuite. The fully finished walkout basement adds versatile living space ideal for a media room, home office, or guest accommodations. Additional highlights include a front-attached double garage, durable stucco exterior, and a large backyard perfect for kids, pets, and summer gatherings. Located close to top-rated schools, scenic parks, walking paths, shopping, restaurants, and quick transit access — everything you need is right here. Don't miss this rare opportunity to own a walkout, double-garage, family home in Edgemont, one of Calgary's most desirable northwest communities. Book your private showing today!