



THE
A-TEAM

**RE/MAX
FIRST**

43 EDITH Terrace, Calgary T3R 1Z1

MLS®#: **A2104772**

Area: **Glacier Ridge**

Listing Date: **01/31/24**

List Price: **\$844,900**

Status: **Active**

County: **Calgary**

Change: **+\$35k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,873 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,728**
Low Sqft:
Ttl Sqft: **1,728**

DOM

109

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Rectangular Lot

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Stone Counters,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`10" x 13`1"
2pc Bathroom	Main	56`4" x 5`7"
Great Room	Main	14`4" x 12`5"
Bedroom	Upper	10`6" x 12`0"
Laundry	Upper	6`3" x 4`6"
Bedroom	Upper	10`6" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`0" x 9`5"
Den	Main	10`10" x 8`4"
Bedroom - Primary	Upper	13`1" x 12`0"
4pc Bathroom	Upper	5`9" x 9`4"
4pc Ensuite bath	Upper	5`4" x 13`9"
4pc Bathroom	Basement	5`0" x 8`7"

Game Room
Wine Cellar

Basement
Basement

17`4" x 12`6"
6`7" x 5`8"

Exercise Room

Basement

10`0" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211182

Remarks

Pub Rmks:

SHOW HOME ALERT! VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you \$3,857.00 monthly to use this home as their full-time show home ** PROFESSIONALLY DECORATED with all the bells and whistles. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "COOPER 20" SHOW HOME located in the up-and-coming Northwest community of Glacier Ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and FULLY FINISHED living space featuring craftsmanship & design. This stunning home offers a unique open floor plan and outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, smooth top slide-in range, and microwave/hood fan combo flowing nicely into the adjacent spacious dining room. All are creatively centralized, having the kitchen area elevated and overlooking the lower living room with a lovely feature fireplace and soaring ceilings. Situated at the front of the home, you will discover a flex space that invites an abundance of natural daylight into the home, complimented with an oversized feature window. The upper level offers 3 sizeable bedrooms, with the Primary Suite featuring a large walk-in closet, a 4pc ensuite with dual vanities, oversized shower, and convenient 2nd-floor laundry. The lower level, with beautiful ceiling height, offers a marvelous Family Room with an enclosed gym, dedicated wine room, wet bar with sink and Silhouette bar fridge, and a full bath for your guests' enjoyment! - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 6 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows, and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Inclusions:
Property Listed By:

N/A
Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



