



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 EDITH Terrace, Calgary T3R 1Z1**

MLS®#: **A2104772** Area: **Glacier Ridge** Listing **01/31/24** List Price: **\$741,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Dec** 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

**325**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **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>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 13`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>56`4" x 5`7"</b>
<b>Great Room</b>	<b>Main</b>	<b>14`4" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 12`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`3" x 4`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 10`0"</b>

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

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:

**2211182**

Zoning:  
**R-G**

Remarks

Pub Rmks: **SHOW HOME ALERT! VERIFIED Jayman BUILT 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: **N/A**  
Property Listed By: **Jayman Realty Inc.**

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



