



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**261 EDITH Road, Calgary T3R 2C7**

MLS®#: **A2145701**      Area: **Glacier Ridge**      Listing Date: **07/12/24**      List Price: **\$809,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 12-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,509 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,884**  
 Low Sqft:  
 Ttl Sqft: **1,884**

DOM

**66**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater**  
 Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	12`5" x 13`2"
Kitchen	Main	11`0" x 10`8"
Pantry	Main	6`7" x 4`0"
Bedroom	Upper	10`6" x 10`5"
Laundry	Upper	9`0" x 6`0"
Bedroom - Primary	Upper	13`1" x 12`1"
Walk-In Closet	Upper	9`1" x 5`9"

Room	Level	Dimensions
Dining Room	Main	10`6" x 8`2"
2pc Bathroom	Main	4`11" x 5`7"
Bonus Room	Upper	14`5" x 12`11"
Bedroom	Upper	12`0" x 12`9"
4pc Bathroom	Upper	9`0" x 5`0"
3pc Ensuite bath	Upper	11`11" x 5`9"
Den	Main	9`9" x 8`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2312041**

Zoning: **R-G**

Remarks

Pub Rmks: **\*\* ALERT - NEW MORTGAGE INFO \*\* This home qualifies for the 30-year amortization for first-time buyers' mortgages \*\* Jayman Financial Brokers now available to sign-up \*\* BEAUTIFUL HOME WITH SIDE ENTRANCE\*\*Welcome to the up-and-coming Northwest community of GLACIER RIDGE\*\*A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complimented with the professionally designed Down to Earth Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions past the closed in Flex Room or Den that has a walk-in closet and are then warmly welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with upgraded GAS RANGE and Broan power pack built-in cabinet hood range, French Door Refrigerator with internal ice and water along with a Built-in Wall Oven and Microwave Combo, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the Primary Suite that features a "spa like" en suite showcasing an over sized shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish. Additional Features include a convenient side entrance, 11x10 deck with BBQ gas line and 3-piece rough-in plumbing in the basement, iron spindle railing added to the stairs and upgraded gas range in kitchen. Jayman's additional inclusions: Core Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, triple pane windows and Smart Home Technology. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. 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 a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!**

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**