



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 EDITH Green, Calgary T3R1S6**

MLS®#: **A2147309** Area: **Glacier Ridge** Listing Date: **07/08/24** List Price: **\$654,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 24-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,902 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,658**  
 Low Sqft:  
 Ttl Sqft: **1,658**

DOM

**70**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Nook</b>	<b>Main</b>	<b>10`0" x 12`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 12`6"</b>	<b>Flex Space</b>	<b>Main</b>	<b>10`6" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 11`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311588**

Zoning:  
**R-G**

Remarks

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Pub Rmks: **This homesite is a walkout basement facing a future greenspace. The model features an open main floor layout anchored by the large galley style kitchen. The upper floor features a large owners bedroom completed by a 4pc Ensuite for his & hers sinks and 2 secondary bedrooms. The basement is unfinished leaving the option of future development to your needs. Glacier Ridge offers a rare chance for families to live in a new prestigious new Northwest community that feels nostalgic. There's room to grow, live and play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, it's adjacent to established communities which means all your go-to amenities and favourite destinations are just a short drive away.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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