



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 EDITH Place, Calgary T3R 2E1**

MLS®#: **A2150682** Area: **Glacier Ridge** Listing Date: **07/22/24** List Price: **\$795,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,519 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **2,015**  
 Low Sqft:  
 Ttl Sqft: **2,015**

DOM

**134**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 10`10"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`1" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 13`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 13`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`3"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`0" x 11`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`9" x 6`2"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312041**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Glacier Ridge - 308 Edith Place NW: Excellent Under Construction Opportunity! Welcome to this Moraine model built by Shane Homes with 2,015 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage. The open main floor has vinyl plank throughout and includes the optional super kitchen layout with stainless steel appliances including a cooktop, chimney hood fan, built-in oven and microwave, an island with seating, and walk-through pantry; breakfast nook with sliding patio doors to access to the southwest-facing backyard; living room with electric fireplace and floating hearth; 2 pc powder room. The upper level has a spacious primary bedroom with a walk-in closet and 5 pc ensuite including dual sinks, soaker tub and shower; 2 additional bedrooms each with walk-in closets, a central bonus room, laundry room with linen closet, and a 4 pc main bathroom. The lower level basement remains unspoiled with upgraded side entry and 9' basement foundation. Glacier Ridge is home to trails, future schools, parks, playgrounds, and the future Glacier Ridge Village Residents Association which will feature a private facility with a spray park, firepit, hockey rink, basketball courts + much more. The community offers quick access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. Call for more info! \*Photos from existing Shane Homes showhomes of the same model. Selections, upgrades, and colors may vary.\***

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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



