



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2150867** Area: **Glacier Ridge** Listing Date: **07/22/24** List Price: **\$803,250**  
 Status: **Active** County: **Calgary** Change: **+\$19k, 01-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,562 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,962**  
 Low Sqft:  
 Ttl Sqft: **1,962**

DOM

**56**  
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**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,Pantry,See Remarks,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>10`10" x 10`10"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>10`10" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 15`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`9" x 12`9"</b>

4pc Bathroom  
2pc Bathroom

Upper  
Main

Laundry

Upper

6`11" x 9`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

2312041

Remarks

Pub Rmks:

**Glacier Ridge - 304 Edith Place NW: Under Construction Opportunity. Welcome to this Alston model built by Shane Homes featuring 1,962 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double car garage. The spacious main floor layout features 9' ceilings, a spacious kitchen with a central island providing seating, a corner walk-in pantry, and stainless steel appliances including cooktop, chimney hood fan, built-in oven, and microwave; breakfast nook with patio slider providing access to the southwest-facing backyard; a living room with electric fireplace; 2 pc powder room. The upper level features a primary bedroom with a walk-in closet, 5 pc ensuite with dual sinks, separate shower, bathtub, and toilet with door; 2 additional good-sized bedrooms - each with walk-in closets; central bonus room, 4 pc main bathroom, separate laundry room with additional shelves for linen storage. 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!**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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