



THE
A-TEAM

**RE/MAX
FIRST**

304 EDITH Place, Calgary T3R 2E1

MLS®#: **A2150867** Area: **Glacier Ridge** Listing Date: **07/22/24** List Price: **\$793,250**
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-Sep** 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

123
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: **Private Yard** 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
Kitchen	Main	10`10" x 10`10"	Breakfast Nook	Main	10`10" x 10`2"
Living Room	Main	11`11" x 14`11"	Bedroom - Primary	Upper	12`2" x 15`0"
5pc Ensuite bath	Upper		Bedroom	Upper	12`4" x 11`9"
Bedroom	Upper	10`2" x 10`0"	Bonus Room	Upper	13`9" x 12`9"
4pc Bathroom	Upper		Laundry	Upper	6`11" x 9`7"
2pc Bathroom	Main				

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! *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



