



THE
A-TEAM

**RE/MAX
FIRST**

99 EDITH Passage, Calgary T3R 2B5

MLS® #: **A2153101**

Area: **Glacier Ridge**

Listing Date: **07/26/24**

List Price: **\$678,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2023**

Lot Information
Lot Sz Ar: **2,680 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane, Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,621**
Low Sqft:
Ttl Sqft: **1,621**

DOM

119
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Disposal, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`0" x 5`0"	Living Room	Main	10`11" x 16`7"
Dining Room	Main	13`0" x 10`11"	Kitchen With Eating Area	Main	12`5" x 13`0"
Mud Room	Main	3`6" x 5`9"	2pc Bathroom	Main	5`4" x 5`1"
Bedroom - Primary	Upper	14`5" x 10`6"	Bedroom	Upper	10`6" x 9`2"
Bedroom	Upper	10`5" x 9`3"	4pc Ensuite bath	Upper	7`10" x 7`2"
3pc Bathroom	Upper	4`11" x 7`10"	Media Room	Upper	13`0" x 9`10"

