



THE
A-TEAM

**RE/MAX
FIRST**

99 EDITH Passage, Calgary T3R 2B5

MLS® #: **A2153101**

Area: **Glacier Ridge**

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

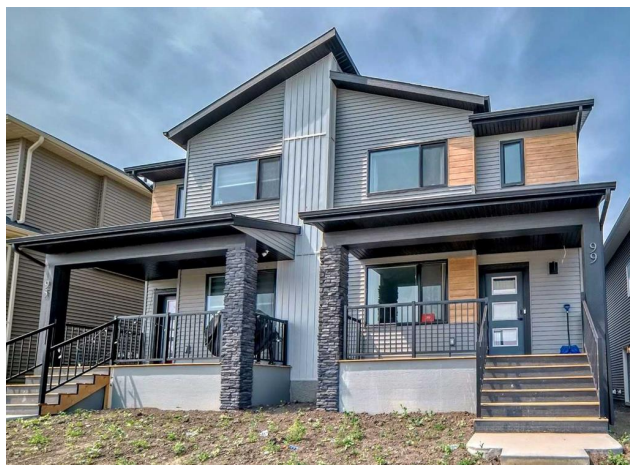
List Price: **\$678,000**

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

54
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"

Title:	Zoning:
Fee Simple	R-G
Legal Desc:	2311588

Remarks

Pub Rmks: **Have you ever wanted to own a brand new home (built in 2023), in an up-and-coming NW community (Glacier Ridge), built by a multi-award winning builder (Shane Homes), surrounded by countless amenities in neighbouring communities, AND minutes away from Bearspaw Christian Academy? Look no further than this beautifully maintained, 3 bedroom, 2.5 bath home, boasting the perfect balance of needs (already built double detached garage), and wants (untouched landscaping and unfinished basement). Your beautiful open-concept kitchen with white quartz counters, a center kitchen island, stainless steel appliances, and more-than-ample pantry make preparing and serving meals a breeze. Your upper floor comes with your own primary bedroom with walk-in closet and private ensuite, as well as two more nicely sized bedrooms, an additional entertainment/bonus room, and convenient upper-floor laundry. Your unfinished basement is the biggest bonus in the home, "A secondary suite would be subject to approval and permitting by the city/municipality." As it has a side entrance in the home already. As Given that this home has already been lived in by meticulous owners, all kinks and bugs have already been sorted out, but in case you need it, the New Home Warranty is still in full effect for that extra peace of mind. The kids will love the parks and playgrounds nearby, and the adults will appreciate easy access to major routes and arteries. Future development plans for the community gives you the assurance that your investment will never go down in value. In short, this is the absolute gem you've been waiting for. Don't hesitate, must be seen to be appreciated. Book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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