



THE
A-TEAM

**RE/MAX
FIRST**

136 EDITH Place, Calgary T3R2E2

MLS®#: **A2157914**

Area: **Glacier Ridge**

Listing Date: **08/14/24**

List Price: **\$664,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,742

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,742

Lot Information

Lot Sz Ar:

2,949 sqft

Lot Shape:

DOM

35

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Zero Lot Line

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**

Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,See Remarks,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>
2pc Bathroom	Main	0`0" x 0`0"	Nook	Main	12`6" x 10`0"
Great Room	Main	13`3" x 12`6"	Bedroom - Primary	Upper	12`0" x 11`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	13`5" x 8`11"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`6" x 10`0"
Bedroom	Upper	10`0" x 9`1"	Flex Space	Main	5`7" x 10`6"

Title:	Zoning:
Fee Simple	R-G
Legal Desc:	2312041

Remarks

Pub Rmks:	Discover your dream home in the prestigious Glacier Ridge community with this stunning 3-bedroom, 2.5-bath duplex. homesite is a walkout basement. The model features an open main floor layout anchored by the large galley style kitchen. The upper floor features a large owners bedroom completed by a 4pc Ensuite for his & hers sinks and 2 secondary bedrooms. The basement is unfinished leaving the option of future development to your needs. Glacier Ridge offers a rare chance for families to live in a new prestigious new Northwest community that feels nostalgic. There's room to grow, live and play among the mature tree-lined streets where resort-inspired street lights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, it's adjacent to established communities which means all your go-to amenities and favourite destinations are just a short drive away. Photos are representative.
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Inclusions:	N/A
Property Listed By:	Bode Platform Inc.

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