



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**377 EDITH Road, Calgary T3R 1Y9**

MLS®#: **A2158932**

Area: **Glacier Ridge**

Listing Date: **09/05/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,950 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,030**  
Low Sqft:  
Ttl Sqft: **2,030**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`11"</b>
<b>Family Room</b>	<b>Upper</b>	<b>14`2" x 12`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`1" x 7`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 8`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`9" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Pantry</b>	<b>Main</b>	<b>8`10" x 6`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 9`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`6" x 6`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`10" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

Title: **Fee Simple**  
Legal Desc: **2211182**

Zoning: **R-G**

Remarks

Pub Rmks: **3 BED | 2.5 BATH | SIDE ENTRANCE | RG ZONED | AIR CONDITIONING | BACK ALLEY ACCESS | UPGRADED THROUGHOUT \*\*2022 Home in Calgary NW's Prestigious Glacier Ridge Community!\*\* Step into this beautiful 2022-built home and immediately notice the luxurious upgrades that set it apart. As you walk through the front door, you're greeted by sleek vinyl flooring that extends throughout the main and upper floors, creating a seamless flow from room to room. The open-concept living area is bathed in natural light, highlighting the modern finishes and thoughtful design. Move into the chef's kitchen, where top-of-the-line stainless steel appliances await your culinary creations. A gas range, chimney hood fan, and built-in microwave are just a few of the premium features that make this kitchen a dream. Triple-pane windows enhance the home's energy efficiency and ensure a peaceful, quiet environment. Added central air conditioning provides year-round comfort, while the tankless water heater offers on-demand hot water with exceptional efficiency, reducing energy costs and space requirements. Venture upstairs to discover three spacious bedrooms and a versatile bonus room, perfect for a home office, play area, or additional living space. The primary suite is a true retreat, offering a luxurious 5-piece ensuite with a deep soaking tub, a separate shower, and dual sinks. The walk-in closet provides ample space for all your wardrobe needs. Two additional bedrooms share a well-appointed full bathroom, while the upgraded laundry room, complete with front-load washer and dryer, adds convenience to your daily routine. The unfinished basement is a blank canvas, ready for your personal touch—endless options including a legal basement suite (Subject to City of Calgary permits and approval). With a separate side entrance and RG zoning, this property offers excellent investment potential, especially with the back alley providing additional parking options, ideal for tenants or RV storage. This home is perfectly positioned for those who appreciate both convenience and nature. You're just a short drive from the mountains, the airport, and major routes like Stoney Trail. Glacier Ridge Village, set to open soon, will offer residents a wealth of amenities, making this community an even more desirable place to call home. Glacier Ridge marks the beginning of something new for northwest Calgary, with its sophisticated Modern Ranch style. The architectural guidelines draw inspiration from Western Canada's historic farmhouses and ranches, featuring homes influenced by craftsman, prairie, and mountain styles. Glacier Ridge Village will soon offer a range of amenities, from skating rinks and walking paths to playgrounds, tennis courts, and an ice rink. Indoor facilities will include a gymnasium, rentable rooms for events, and gathering spaces. Additionally, Glacier Ridge is just a stone's throw away from Sage Hill shopping, giving residents easy access to a wide array of stores, restaurants, and services.**

Inclusions: **Chimney Hood Fan, Light Fixtures**  
Property Listed By: **Real Broker**

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











