



THE
A-TEAM

**RE/MAX
FIRST**

94 EDITH Green, Calgary T3R 2B5

MLS®#: **A2159700** Area: **Glacier Ridge** Listing **08/22/24** List Price: **\$589,888**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,346 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,593**
 Low Sqft:
 Ttl Sqft: **1,593**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 32`3"	Dining Room	Main	5`11" x 10`9"
Kitchen	Main	10`1" x 12`5"	Bedroom - Primary	Upper	10`11" x 13`10"
Bedroom	Upper	11`0" x 9`3"	Bedroom	Upper	10`10" x 9`1"
3pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311588

Zoning:
R-G

Remarks

Pub Rmks: **RG Zoned | Secondary suite permitted | Across from Green Space | Brand New Home | Side Entrance to Basement | Fully Upgraded. If you're searching for a new home that offers modern upgrades and exquisite style, our latest listing is your dream come true. This house is a perfect fit for buyers seeking both luxury and practicality. With three spacious bedrooms and 2.5 beautifully designed washrooms, this home ensures comfort for families of all sizes. One of the main attractions is the completely upgraded interior, making it move-in ready. The main floor boasts stunning vinyl flooring, providing a sleek look that's also easy to maintain. Whether you have children, or pets, or appreciate fine aesthetic details, this flooring choice is as functional as it is fashionable. The kitchen and living spaces offer ample room and top-notch finishes for those who love to entertain or simply enjoy a high-end lifestyle. Every corner of this home has been thoughtfully upgraded, ensuring that new owners need not worry about renovation or retrofitting for years to come. Additionally, the house features a convenient side entrance to the basement. This house has everything today's discerning buyer could want: ample space, high-end finishes, and modern conveniences. If you're in the market for a home that's turn-key ready with all the bells and whistles, this is an opportunity that should not be missed. Ready to view your future home firsthand? Contact us today to schedule a tour and take the first step toward owning this slice of modern perfection. Take advantage of this opportunity to live in a fully upgraded, luxurious space that caters to all your needs and desires.**

Inclusions: **n/a**
Property Listed By: **RE/MAX iRealty Innovations**

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









