

128 EDITH Place, Calgary T3R 2E2

Sewer:

Glacier Ridge 08/27/24 List Price: \$609,000 MLS®#: A2160146 Area: Listing

Status: **Active** County: Calgary Change: Association: Fort McMurray -\$11k, 18-Sep

Date:

Semi Detached (Half

Sub Type:

Duplex) Finished Floor Area City/Town:

Year Built: 2024 Low Sqft:

2.583 saft

Access:

Lot Sz Ar:

Lot Shape:

Lot Feat: Back Lane, Other Park Feat:

Carport

General Information

Lot Information

Prop Type: Residential

Calgary Abv Saft: 1,760

> Ttl Sqft: 1,760

> > **Parking**

DOM

Layout

Beds:

Baths:

Style:

23

2 Ttl Park:

3 (3)

2.5 (2 1)

2 Storey, Side by Side

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air** Vinyl Siding, Wood Frame

Carpet, Hardwood Ext Feat: Other

Water Source: Fnd/Bsmt:

Flooring:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Int Feat: Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions Main 4`10" x 9`5" Main 4`10" x 5`11" **Mud Room** 2pc Bathroom **Living Room** Main 10`8" x 14`2" **Dining Room** Main 10`8" x 8`9" Office Main 6`10" x 10`11" **Pantry** Main 4`9" x 3`5" 4pc Ensuite bath 4`11" x 9`9" 10`7" x 9`10" Upper **Bedroom** Upper **Bedroom** Upper 7`11" x 9`11" 4`1" x 9`0" Laundry Upper **Family Room** Upper 8'4" x 9'2" **Bedroom - Primary** Upper 14`7" x 10`4" 4pc Ensuite bath Upper 12`0" x 5`1" Walk-In Closet 5`2" x 5`10" Upper

Other Basement 15`5" x 49`4"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: 2312041

Remarks

Pub Rmks:

Step into this beautifully crafted 2024 home that blends modern sophistication with everyday functionality. This spacious residence boasts 3 bedrooms, 2.5 baths, and an open floor plan that maximizes natural light and creates a warm, inviting atmosphere. On the main floor, you'll find an office, perfect for remote work, study, or even a cozy reading nook. The kitchen is a true centerpiece, designed with culinary enthusiasts in mind. It features a large kitchen island, gleaming quartz countertops, recessed lighting, and a generously sized pantry, offering both style and convenience for meal prep and storage. The open concept flows effortlessly into the dining and living areas, creating the perfect environment for entertaining family and friends. Upstairs, the home offers 3 well-appointed bedrooms and a loft area (bonus room), including a luxurious primary bedroom that serves as a private retreat. The primary bathroom is equipped with a double vanity, providing ample space for morning routines, and a spacious walk-in closet designed to meet all your storage needs. Two additional bedrooms offer versatility and comfort, with easy access to a shared bathroom, making it ideal for families or guests. Additionally, this home offers an unfinished walkout basement with rough-in for a legal suite basement that can be easily developed and rented separately. Whether you envision creating a home gym, extra living space, or simply need additional storage, the basement offers endless potential to suit your needs. Outdoors a very large deck extends your living space, perfect for relaxing evenings, or simply enjoying a peaceful moment in the fresh air. This brand-new home combines modern aesthetics with practical features like recessed lighting and sleek finishes, making it the ideal place to call home. Whether you're hosting gatherings or seeking a quiet oasis, this home provides the perfect balance of luxury and livability. Schedule a showing now

Inclusions: N/A

Property Listed By: URBAN-REALTY.ca

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