



THE
A-TEAM

**RE/MAX
FIRST**

322 EDITH Road, Calgary T3R 1Y8

MLS®#: **A2160195**

Area: **Glacier Ridge**

Listing Date: **09/06/24**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,498 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

DOM

12
Layout
Beds: **5 (5)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	12`0" x 4`11"
Family Room	Main	12`8" x 17`5"
Living Room	Main	12`7" x 18`10"
3pc Ensuite bath	Upper	10`2" x 5`0"
4pc Ensuite bath	Upper	11`0" x 5`5"
Bedroom	Upper	11`0" x 16`1"

Room	Level	Dimensions
Dining Room	Main	12`3" x 8`4"
Kitchen	Main	12`3" x 15`6"
Bedroom	Main	12`0" x 11`1"
3pc Ensuite bath	Upper	5`1" x 8`0"
5pc Ensuite bath	Upper	11`0" x 12`7"
Bedroom	Upper	10`2" x 12`1"

Bedroom	Upper	14`5" x 14`9"	Family Room	Upper	13`8" x 21`7"
Laundry	Upper	11`0" x 6`7"	Bedroom - Primary	Upper	13`8" x 17`2"
Walk-In Closet	Upper	11`0" x 6`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2211182**

Remarks

Pub Rmks: **Expansive Living Space | 2912 SqFt | Main Level Bedroom & 3pc Bath | Chef's Kitchen | Spice Kitchen | Immaculate Finishes | Full Height Cabinets | Built-in Stainless Steel Appliances | Gas Stove | Electric Cooktop | Walk-in Pantry | Google Smart Home | Electric Fireplace | 10Ft Ceiling Main Level | 9Ft Ceiling Basement | Wide Plank Flooring | | Upper Level Bonus Room | Upper Level Laundry Room | Basement Side Entry | Large Deck | Front Attached Double Garage | Oversized Driveway. Welcome to this stunning 5 bed, 5 bath family home boasting 2912 SqFt throughout the main and upper levels with an additional 1166 SqFt in the unfinished basement with a side entry. Open the french front doors to a beautiful open floor plan foyer and front living room. Across from the living room is a main level bedroom and 3pc bath with a walk-in shower. The main level bedroom is a bonus for a large family or this space can be used as a home office for anyone with a work-from-home lifestyle. The chef's kitchen is truly the heart of the home! The chef's kitchen is outfitted with a sparkling white quartz countertop, built-in stainless steel appliances, electric cooktop, full height cabinets and a large centre island with barstool seating. Keep this kitchen spotless and use the spice kitchen with a gas stove, range hood and walk-in closet. The kitchen, dining and family room are all open to each other making this the perfect space to entertain. These rooms are all full of natural light as they're framed with large windows and panoramic sliding glass doors that lead to a large deck with a gas line for a BBQ and plenty of space for an outdoor dining set. The living room is centred with an electric fireplace adding both style and warmth to the space. Upstairs holds 4 large bedrooms, 4 full ensuite bathrooms, a bonus room and laundry room. The primary bedroom is grand with a private 5pc ensuite bath and a walk-in closet. The 5pc ensuite has a deep soaking tub, walk-in shower with bench sating, a double vanity with makeup counter and a private washing closet. Bedrooms 2, 3 & 4 on this level all have ensuite bathrooms and great closet space. The bonus room upstairs is a great addition to your comfortable living space! The upper level is complete with a walk-in laundry room with plenty of space for cabinet or shelf storage! Downstairs has 9ft basement ceilings, a separate side entry and rough-in plumbing for your future development plans! A bonus feature is this is a Google smart home to the kitchen island lights, front porch lights, front door lock and basement walk in door lock! Outside is a great backyard with plenty of space to enjoy in the summer months. The large deck off the dining room is paired with a beautiful staircase that leads down to the lawn where the kids can play. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this incredible family home today!**

Inclusions: **Spice Kitchen: Gas Stove, Range Hood**
 Property Listed By: **RE/MAX Crown**

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