



THE
A-TEAM

**RE/MAX
FIRST**

116 EDITH Place, Calgary T3R 2E2

MLS® #: **A2161232** Area: **Glacier Ridge** Listing Date: **08/30/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **2,734 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,748**
 Low Sqft:
 Ttl Sqft: **1,748**

DOM

19
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: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,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>
Great Room	Main	12`6" x 13`3"	2pc Bathroom	Main	0`0" x 0`0"
Nook	Main	12`6" x 10`0"	Bedroom - Primary	Upper	11`0" x 12`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	13`5" x 8`11"	Bedroom	Upper	9`1" x 10`0"
Bedroom	Upper	9`6" x 10`0"			

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

Remarks

Pub Rmks: **Welcome to the Lancaster Duplex situated on a walkout lot. The model features an open main floor layout anchored by the large galley style kitchen. The upper floor features a large primary bedroom completed by a 4pc ensuite for his & hers sinks and 2 secondary bedrooms. The basement is unfinished, leaving the option of potential 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 streetlights 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 favorite destinations are just a short drive away. Photos are representative.**

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