



THE
A-TEAM

**RE/MAX
FIRST**

108 EDITH Place, Calgary T3R2E2

MLS®#: **A2161244** Area: **Glacier Ridge** Listing Date: **08/28/24** List Price: **\$644,000**
 Status: **Pending** 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: **2,712 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

22
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer:
 Ext Feat: **None** 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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom Nook	Upper		Kitchen	Main	13`4" x 13`0"
Bedroom - Primary	Main	11`0" x 13`0"	Great Room	Main	14`0" x 11`2"
Bedroom	Upper	13`8" x 12`0"	Bedroom	Upper	10`9" x 9`3"
Bedroom	Upper	9`2" x 9`9"	Bedroom	Main	10`7" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312041

Zoning:
R-G

Remarks

Pub Rmks:

This homesite is a walkout basement. The Lancaster duplex features a Main floor bedroom & full bath anchored by the large kitchen. The upper floor features a large owners bedroom completed by a 4pc Ensuite for his & hers sinks, Central bonus room & 2 bedrooms with a secondary full bath. 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 street lights 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 favourite destinations are just a short drive away. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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



MAIN
857 SQ.FT.



UPPER
893 SQ.FT.