

112 EDITH Place, Calgary T3R 2E2

MLS®#:	A2161245	Area:	Glacier Ridge	Listing Date:	08/30/24	List Price: \$649,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information	L			DOM	
o Type:	Residential			19	
Туре:	Semi Detached	(Half		Layout	
	Duplex)	Finished Floor Ar	ea	Beds:	3 (3)
/Town:	Calgary	Abv Sqft:	1,748	Baths:	2.5 (2 1)
r Built:	2024	Low Sqft:		Style:	2 Storey,Side by Side
Information		Ttl Sqft:	1,748	-	
Sz Ar:	2,723 sqft		·	Parking	
Shape:				Ttl Park:	2
				Garage Sz:	
ess:				-	
Feat:	Back Lane,Back	Yard			
< Feat:	Parking Pad				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Stone,Vinyl Siding,Wood Flooring:	Frame	
Ext Feat:	None		Carpet, Ceramic Tile, Hard Water Source: Fnd/Bsmt: Poured Concrete	wood	
Kitchen Appl: Int Feat: Utilities:		ve,Range,Refrigerator en Island,No Animal Home,No Smok	ing Home,Open Floorplan,Pantry,St	one Counters,Walk-In Clos	et(s)
Room Great Room Nook 4pc Ensuite ba Bonus Room Bedroom	<u>Level</u> Main Main ath Upper Upper Upper	Dimensions 12`6" x 13`3" 12`6" x 10`0" 0`0" x 0`0" 13`5" x 8`11" 9`6" x 10`0"	<u>Room</u> 2pc Bathroom Bedroom - Primary 4pc Bathroom Bedroom	<u>Level</u> Main Upper Upper Upper	Dimensions 0`0" x 0`0" 11`0" x 12`0" 0`0" x 0`0" 9`1" x 10`0"

	Legal/Tax/Financial
Title:	Zoning:
Fee Simple	R-G
Legal Desc:	2312041
	Remarks
Pub Rmks:	Welcome to the Lancaser Duplex on a beautiful Walkout lot. The model features an open main floor layout anchored by the large galley style kitchen. The upper floor features a large owners bedroom completed by a 4pc Ensuite for his & hers sinks and 2 secondary bedrooms. The basement is unfinished leaving the option of 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.
Pub Rmks: Inclusions:	floor features a large owners bedroom completed by a 4pc Ensuite for his & hers sinks and 2 secondary bedrooms. The basement is unfinished leaving the option of 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

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