

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