



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 EDITH Place, Calgary T3R2C9**

MLS®#: **A2161263**      Area: **Glacier Ridge**      Listing Date: **08/28/24**      List Price: **\$654,000**  
 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: **2,701 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

**21**  
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,Vinyl Plank**  
 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
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>Nook</b>	<b>Main</b>	<b>9`0" x 12`10"</b>
<b>Great Room</b>	<b>Main</b>	<b>14`0" x 12`8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`7"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>8`11" x 13`5"</b>

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.