

**28 EDITH Gate, Calgary T3R 1Z2**

MLS®#: **A2163438** Area: **Glacier Ridge** Listing Date: **09/08/24** List Price: **\$664,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **2,443 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

DOM

**11**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **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,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room             | Level  | Dimensions    | Room              | Level  | Dimensions     |
|------------------|--------|---------------|-------------------|--------|----------------|
| Entrance         | Main   | 3`10" x 6`0"  | Kitchen           | Main   | 9`10" x 12`5"  |
| Dining Room      | Main   | 5`9" x 10`7"  | Living Room       | Main   | 10`3" x 26`11" |
| Mud Room         | Main   | 3`0" x 6`0"   | Bedroom - Primary | Second | 10`10" x 13`7" |
| Bedroom          | Second | 9`1" x 10`10" | Bedroom           | Second | 8`11" x 10`7"  |
| Laundry          | Second | 5`3" x 5`11"  | 4pc Bathroom      | Second | 4`11" x 7`6"   |
| 4pc Ensuite bath | Second | 4`11" x 7`6"  | 2pc Bathroom      | Main   | 4`7" x 4`11"   |
| 4pc Bathroom     | Suite  | 4`11" x 7`11" | Entrance          | Suite  | 1`1" x 6`7"    |

|                                       |              |                      |                    |              |                     |
|---------------------------------------|--------------|----------------------|--------------------|--------------|---------------------|
| <b>Bedroom</b>                        | <b>Suite</b> | <b>9`6" x 11`11"</b> | <b>Kitchenette</b> | <b>Suite</b> | <b>6`6" x 13`3"</b> |
| <b>Living/Dining Room Combination</b> | <b>Suite</b> | <b>11`3" x 14`1"</b> | <b>Laundry</b>     | <b>Suite</b> | <b>3`3" x 3`3"</b>  |
| <b>Furnace/Utility Room</b>           | <b>Lower</b> | <b>6`6" x 7`9"</b>   |                    |              |                     |

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2211182**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **Welcome to one of the newest planned communities in NW Calgary - "Glacier Ridge". This Morrison built laned duplex has a fully finished basement with a one bedroom legal suite. Located only 25 minutes to downtown with quick access to Stoney Trail and 10+ KMS of trails. Main floor with vinyl plank flooring, high ceilings has living room/dining room combination, a 2 piece bathroom, kitchen with island, quartz counter tops, stainless steel appliances and patio doors to rear East facing deck. The upper level has a good sized primary bedroom with 3 piece ensuite. Two additional bedrooms and a 4 piece bath. A well suited home in a growing community for a great family. Lower walkout level with a separate entrance to a one bedroom legal suite. Features full kitchen with stainless steel appliances, stackable washer/dryer, 4 piece bath and vinyl plank flooring. Landscaped yard, poured concrete sidewalk and double parking pad ready for future garage.**

Inclusions: **Refrigerator; Stove; Stackable Washer/Dryer; Dishwasher; Microwave; Hood Fan**

Property Listed By: **MaxWell Canyon Creek**

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















