



THE
A-TEAM

**RE/MAX
FIRST**

82 EDITH Green, Calgary T3R 2B6

MLS®#: **A2166800** Area: **Glacier Ridge** Listing Date: **09/18/24** List Price: **\$709,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
 Lot Information
 Lot Sz Ar: **2,628 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Carport**

Finished Floor Area
 Abv Sqft: **1,483**
 Low Sqft:
 Ttl Sqft: **1,483**

DOM

76
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 11`10"	Kitchen	Main	13`0" x 11`11"
Living Room	Main	14`10" x 15`3"	Kitchen	Basement	14`8" x 8`5"
Bedroom - Primary	Second	10`5" x 14`4"	Bedroom	Second	9`2" x 10`6"
Bedroom	Second	9`3" x 12`10"	Bedroom	Basement	12`11" x 9`7"
3pc Ensuite bath	Second	7`11" x 7`2"	4pc Bathroom	Second	4`11" x 7`10"
4pc Bathroom	Basement	4`11" x 8`2"	2pc Bathroom	Main	5`1" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311588

Remarks

Pub Rmks: **Welcome to this beautiful brand new house in Glacier Ridge with LEGAL SUITE (MORTGAGE HELPER). QUICK POSSESSION *** Nestled in the prestigious Glacier Ridge community, it offers living space of around 2100 SQFT with 4 bedrooms and 3.5 bathrooms. Never Occupied! Fully finished basement adds extra living space or potential rental income. Spacious Living Area: Totaling 2100 sqft of living space, including a functional open-concept layout and 9' ceilings, it is perfect for both family living and entertaining guests! Upgraded Kitchen showcases the gourmet kitchen featuring quartz countertops, stainless steel appliances, a chimney hood fan, and a stunning full wall designer tile backsplash. Master Suite- Enjoy the Luxurious and spacious master bedroom complete with a walk-in closet and a 4pc ensuite, provides the perfect retreat after a long day. Laundry at Upper floor: Convenience meets functionality with an upper floor laundry room. Smart Home Package: Stay in control with a flexible with smart home package. Modern Finishes: Enjoy V flooring throughout the main floor and modern finishes that add elegance and charm to this this home. New Home Warranty included. Prime Location: Conveniently located with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail, commuting is made easy. In addition, enjoy proximity to popular stores including Costco, Co-Op, T&T Supermarket, and Walmart. Don't Miss Out! Schedule a private viewing today. With its incredible features and prime location, this home won't stay on the market for long!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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







