

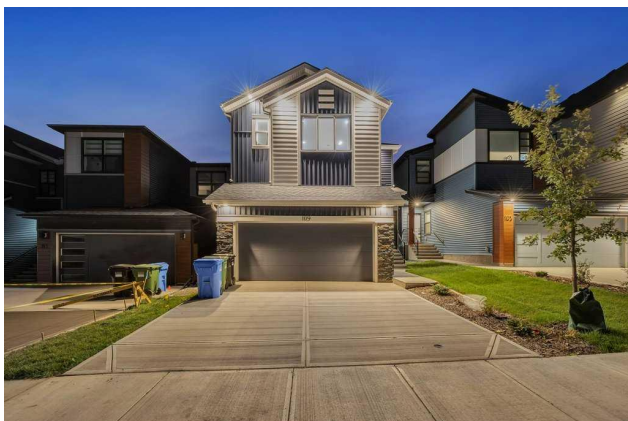


THE
A-TEAM

**RE/MAX
FIRST**

109 EDITH VILLAS , Calgary T3R 1Y9

MLS®#: **A2167262** Area: **Glacier Ridge** Listing Date: **09/19/24** List Price: **\$1,039,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,701**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,496 sqft** Ttl Sqft: **2,701**
 Lot Shape:

DOM

9
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,French Door,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 9`1"	Bedroom	Main	11`11" x 9`8"
Dining Room	Main	11`11" x 9`5"	Foyer	Main	5`7" x 10`6"
Spice Kitchen	Main	6`7" x 9`4"	Kitchen	Main	11`11" x 15`8"
Living Room	Main	12`11" x 16`5"	3pc Ensuite bath	Upper	5`0" x 9`11"
5pc Bathroom	Upper	11`6" x 5`4"	5pc Ensuite bath	Upper	11`5" x 12`8"
Bedroom	Upper	11`4" x 10`2"	Bedroom	Upper	13`3" x 15`3"

Bedroom	Upper	11`5" x 10`4"	Bonus Room	Upper	9`3" x 3`8"
Family Room	Upper	13`0" x 11`1"	Laundry	Upper	8`8" x 5`2"
Bedroom - Primary	Upper	12`11" x 16`6"	Walk-In Closet	Upper	8`2" x 5`6"
Walk-In Closet	Upper	11`4" x 7`11"	3pc Bathroom	Basement	8`1" x 4`11"
Bedroom	Basement	8`8" x 13`11"	Bedroom	Basement	9`11" x 12`11"
Kitchen	Basement	8`5" x 11`3"	Game Room	Basement	15`0" x 15`10"
Furnace/Utility Room	Basement	10`8" x 17`8"			

Legal/Tax/Financial

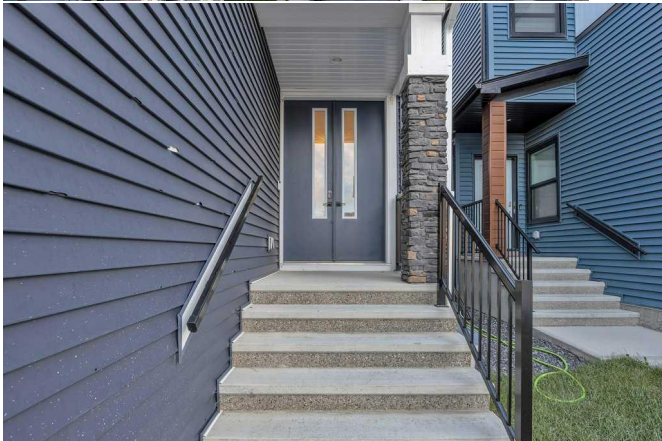
Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2211182**

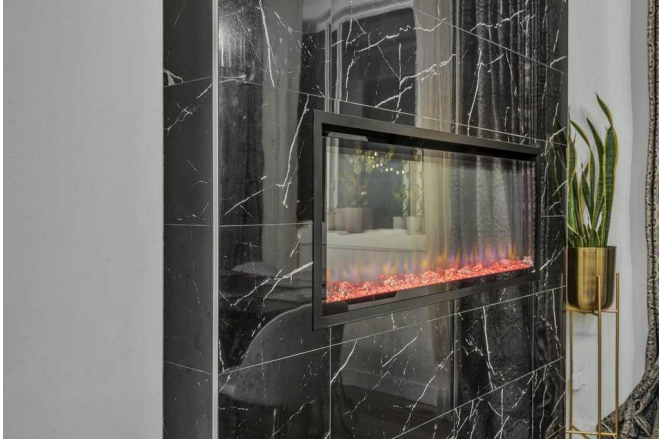
Remarks

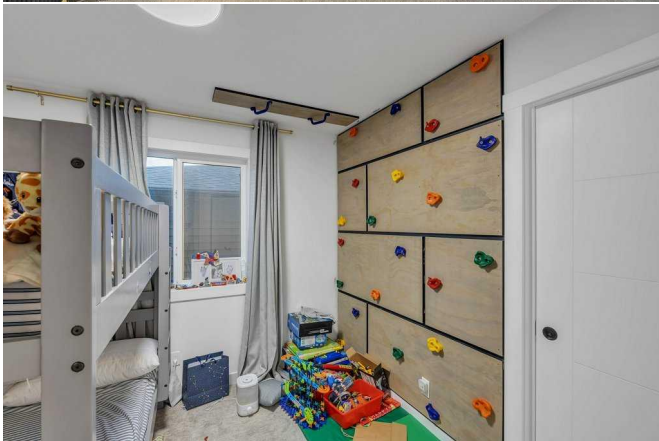
Pub Rmks: **Welcome to this stunning house with LEGAL SUITE featuring House with a 10-foot main floor and a 9-foot basement foundation, 220 Volt charger in Garage, 7-bedrooms, 5-bathroom family home offering an expansive 3825 SqFt of living space, with LEGAL BASEMENT SUITE, Central Air conditioner. As you step through the elegant French front doors, you're greeted by an open foyer and a welcoming front living room. Across the hall, you'll find a main-level bedroom and a 3-piece bath with a walk-in shower—perfect for accommodating a large family or as a home office for those who work from home. The heart of the home is the chef's kitchen, featuring sparkling white quartz countertops, built-in stainless steel appliances, an electric cooktop, full-height cabinets, and a large center island with barstool seating. For more complex meal prep, take advantage of the spice kitchen, which includes a gas stove, range hood, and walk-in pantry. The open-concept layout connects the kitchen, dining area, and family room, making it ideal for entertaining. Natural light floods the space through large windows and a door that lead to a spacious deck and room for outdoor dining. The dining area is anchored by an electric fireplace, adding both style and warmth. Upstairs features 4 generously sized bedrooms, 3 bathrooms, a laundry room, a bonus area with skylight. The primary bedroom with a feature wall is a luxurious retreat, featuring a private 5-piece ensuite with a deep soaking tub, walk-in shower with bench seating, double vanity with a makeup counter, and a walk-in closet. Another bedroom with its own 3pc ensuite and a walk-in closet is perfect for big families. The other two generously sized bedrooms share a common bathroom, with one of the bedrooms featuring a convenient Jack and Jill layout. The upper level also includes a versatile bonus room and a convenient laundry room with ample storage potential. The LEGAL BASEMENT SUITE features a 9-foot foundation and includes two spacious bedrooms, a bathroom, a kitchen, a living area, and a separate laundry area. The outdoor space is just as impressive, with a large deck off the dining room, a staircase leading to a spacious backyard, and plenty of room for summer activities. Parking is a breeze with a front-attached double garage and ample street parking. This immaculate home is ready for your family—schedule a showing today!**

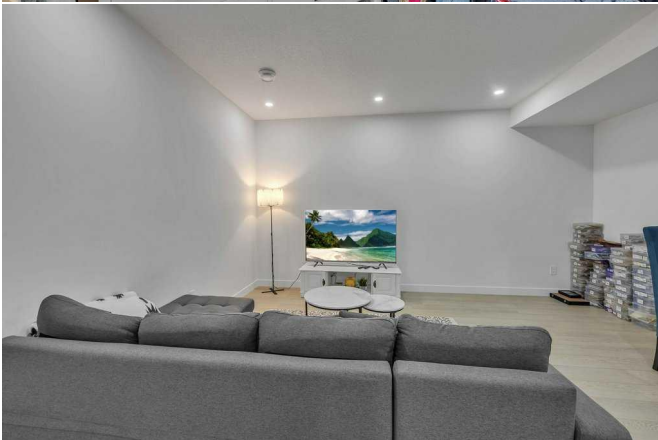
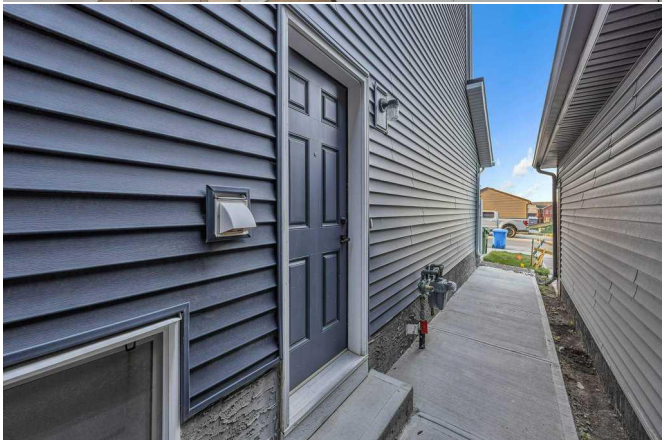
Inclusions: **NONE**
 Property Listed By: **PREP Realty**

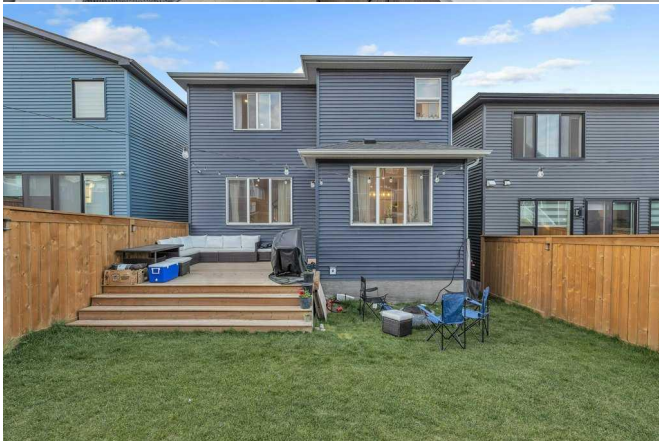
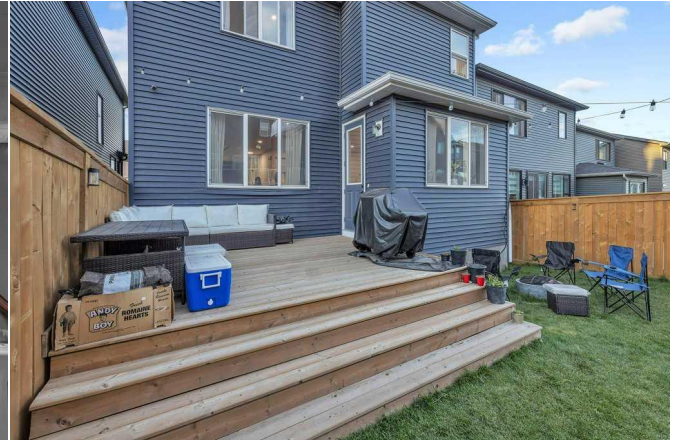
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

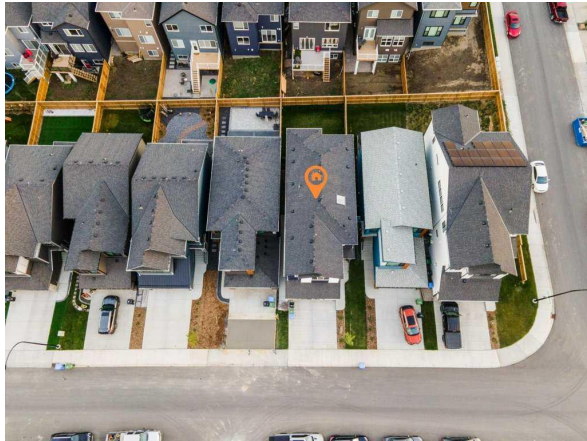












109 Edith Villas NW, Calgary, AB

Main Floor Exterior Area 1156.73 sq ft
Interior Area 1058.45 sq ft
Excluded Area 472.17 sq ft



PREPARED: 2024/09/15

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 Edith Villas NW, Calgary, AB

1st Floor Exterior Area 1545.22 sq ft
Interior Area 1426.45 sq ft



PREPARED: 2024/09/15

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