



THE
A-TEAM

**RE/MAX
FIRST**

72 EDITH Gate, Calgary T3R 1Z2

MLS®#: **A2168111** Area: **Glacier Ridge** Listing Date: **09/23/24** List Price: **\$724,900**
 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: **2022**
 Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped**
 Park Feat: **Double Garage Detached**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 4`7"	Dining Room	Main	10`11" x 10`7"
Living Room	Main	13`2" x 11`3"	Mud Room	Main	4`4" x 5`6"
Balcony	Main	9`6" x 16`5"	Kitchen	Main	11`10" x 12`8"
2pc Bathroom	Main	4`11" x 4`11"	Family Room	Main	10`6" x 9`6"
Pantry	Main	3`2" x 2`1"	Bedroom - Primary	Upper	13`1" x 10`7"
Walk-In Closet	Upper	4`5" x 7`6"	4pc Ensuite bath	Upper	11`11" x 4`10"
Laundry	Upper	7`6" x 5`5"	4pc Bathroom	Upper	4`11" x 7`6"

Bedroom	Upper	7`6" x 10`1"	Walk-In Closet	Upper	4`3" x 4`0"
Bedroom	Upper	11`2" x 7`11"	Walk-In Closet	Upper	3`0" x 4`6"
Bedroom	Basement	10`2" x 10`0"	Mud Room	Basement	4`5" x 11`1"
Family Room	Basement	11`7" x 13`11"	4pc Bathroom	Basement	4`11" x 8`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Walk out fully finished, double detached garage, and air conditioned, welcome to this former show home in prestige Glacier Ridge. It has been fully loaded with upgrades, such as LVP flooring, 9 feet ceiling and 8 feet doors on the main floor, quartz counter tops in the kitchen and bathrooms, large deck, lots of windows, central air condition, stainless steel appliances, professional landscaped, professional Christmas lights, alarm systems, and double detached garage in the back. Upper with 3 good size bedroom, master bedroom with open view, large ensuite with double vanity sinks and large shower, functional upper laundry, and lots windows over the stairs. Main floor with large and open floor plan, bright and sunny living room, spacious kitchen and dining area, family room large window, and large deck. Walk out basement has been fully finished, with large extra bedroom/office, large recreation room and full bathroom, plus concrete patio under the deck. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. ** 72 Edith Gate NW ****

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

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













