



THE
A-TEAM

**RE/MAX
FIRST**

156 EDITH Place, Calgary T3R 2E2

MLS®#: **A2168528**

Area: **Glacier Ridge**

Listing Date: **09/25/24**

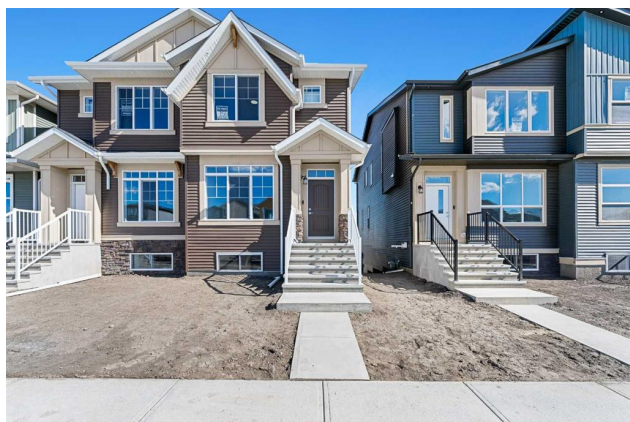
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,594

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,594

Lot Sz Ar:

2,342 sqft

Lot Shape:

DOM

57

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Street Lighting,Rectangular Lot
Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`1"
Kitchen	Main	9`11" x 17`0"
3pc Ensuite bath	Upper	7`7" x 4`1"
Bedroom	Upper	10`9" x 9`0"
Laundry	Upper	5`4" x 6`2"
Walk-In Closet	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	5`11" x 10`7"
Living Room	Main	11`9" x 27`6"
4pc Bathroom	Upper	7`7" x 4`11"
Bedroom	Upper	10`11" x 9`2"
Bedroom - Primary	Upper	10`11" x 13`8"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G

2312041

Remarks

Pub Rmks: **Brand New Home | 2024 Build | Walkout Basement | 3-Bedrooms | 2.5-Bathrooms | Quartz Countertops | Stainless steel Appliances | Dual Tone Kitchen Cabinets | Open Floor Plan | High Ceilings | Ample Natural Light | Recessed Lighting | Upper Level Laundry | West Facing Frontage | East Facing Backyard | Rear Parking Pad | Alley Access. Welcome to your beautiful brand new duplex in the growing community of Glacier Ridge! This spacious 2-storey home boasts 1594 SqFt throughout the main and upper levels with an additional 738 SqFt in the walkout basement ready to grow with your family's needs! Open the West facing front door to a foyer with closet storage and views of the beautiful open floor plan main level. The front living room is bright with natural light that fills the space. The open floor plan proves that this home is made for entertaining friends and family with ease! The designated dining area is great for a large dinner table to fit your whole family. The kitchen is outfitted with quartz countertops, stainless steel appliances, a crisp white backsplash and two toned cabinets. Off the kitchen is a pantry for dry goods storage. At the rear of the home a mudroom with closet storage that leads to the spacious back deck. The main level is complete with a 2pc bathroom. Upstairs holds 3 bedrooms, 2 bathrooms and your laundry! The grand primary bedroom is paired with a walk-in closet and 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 are both spacious and share the main 4pc bath with a tub/shower combo. The upper level laundry is a home owner's dream as its located near the bedrooms! Downstairs, the walkout basement already has rough-in plumbing so that your future plans can be easily made into a reality! The walkout basement door leads to the backyard where you can spend your summers! The rear double parking pad has alley access and street parking is readily available too. Glacier Ridge is a beautiful new community with plans of a pump track, skating ribbon, walking paths, basketball courts, all ages playground, spray park, tennis court, ice rink, patio spaces, firepit and toboggan hill. Plus the indoor facilities in the area are to include a gymnasium, rentable rooms for programs, activities and where residents can host private events, banquet space, seating and gathering areas! Hurry and book your showing at your beautiful brand new home today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Crown**

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

