

## 57 EDITH Gate, Calgary T3R 1Z3

MLS® #: **A2170510** Area: **Glacier Ridge** Listing Date: **10/04/24** List Price: **\$649,888**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 15-Oct** 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: **2,375 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,811**  
 Low Sqft:  
 Ttl Sqft: **1,811**

### DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

### Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Cleared,Close to Clubhouse,Front Yard,Low Maintenance Landscape,Gentle Sloping,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,Garage Faces Rear,Gravel Driveway,Off Street,Parking Pad**

### Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer Stacked**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

### Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 4`10"	Flex Space	Main	10`6" x 10`11"
Pantry	Main	3`5" x 4`3"	Kitchen With Eating Area	Main	16`0" x 11`2"
Dining Room	Main	10`8" x 12`3"	Living/Dining Room Combination	Main	15`10" x 11`0"
Mud Room	Main	8`3" x 4`4"	2pc Bathroom	Main	6`3" x 4`3"
Bedroom - Primary	Second	15`2" x 10`6"	Walk-In Closet	Second	6`11" x 4`11"

4pc Ensuite bath	Second	12`10" x 4`11"	Laundry	Second	7`7" x 3`10"
Bonus Room	Second	10`6" x 12`2"	Bedroom	Second	12`8" x 7`11"
4pc Bathroom	Second	10`5" x 4`11"	Bedroom	Second	10`5" x 10`7"
Walk-In Closet	Second	5`2" x 4`1"	Furnace/Utility Room	Basement	12`2" x 4`10"
Flex Space	Basement	49`6" x 10`8"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: Hey babe, I found THE ONE!!! It's MOVE-IN READY & we have to see it ASAP! The street is fully finished so we won't be living in a construction zone, it has the landscaping done w/ nice grass out front/back, it's got beautiful Craftsman curb appeal & I LOVE that you walk into a BIG OPEN SPACE that we could use as a sitting room, an office, music/art space or a future playroom. The house has 9 ft ceilings & 8 ft doors so it feels super big & babe, the KITCHEN!!! This home doesn't feel cookie cutter, or look like every other new build, the kitchen is a DREAM w/ full ceiling height cabinets in a light greyish colour, it has UPGRADED LG APPLIANCES & the CHIMNEY HOODFAN that I've always wanted + a cool hexagon marble like backsplash that I LOVE! We'd have a nice island w/ WHITE QUARTZ COUNTERTOPS & it's got that OPEN CONCEPT vibe we've been looking for! With LUXURY VINYL PLANK flooring, a WALK-IN PANTRY, a dining room big enough to host Thanksgiving dinner & a comfortable living room. The powder room is awesome, it's got an oversized mirror & a super cool vanity & the back entrance has a BUILT-IN BENCH w/ hooks, a deck w/ a Gas BBQ line, the backyard is perfect for what we need & the gravel pad is ready to go for 2 car-detached garage to be built, maybe we could do a "mortgage + improvements" & squeeze it in before the end of the season? The upstairs has a small bonus room, 3 beds + 2 baths up here & you get more bang for your buck buying this house vs. a quick possession b/c it comes w/ blinds + landscaping! Our bedroom is BIG, we could fit a king bed w/ nightstands & still have tons of room, the ensuite has a HIS & HERS SINK & our closet is a large walk-in - it even has a window! The house has the exact colours I was looking for, it's LIGHT & AIRY, has tons of natural light, the 2nd bedroom is also large + has a 2nd walk-in closet & the 3rd bedroom is perfect for a nursery w/ "Jack & Jill access" to the shared 2nd bathroom, which is super cute. We could honestly live here forever! With the bonus room, the UPSTAIRS LAUNDRY is awesome + has tons of shelving & the basement is unfinished but you could build your decked-out gym & have a movie space. Or eventually, finish it w/ a 4th bed & bathroom (already roughed-in)? There's an ON-DEMAND HOT WATER SYSTEM & this cool Heat Recovery Ventilation System that recycles air throughout the house. The people that live here are flexible w/ possession & they're SUPER CLEAN! It shows great, barely lived in, they don't even have pets! I really want it babe! I also found out that Glacier Ridge will have a "Village" rec centre w/ tennis & basketball courts, a skating rink, a splash park, a toboggan hill, community fire pits, an events space & there's schools coming to the community + already built options nearby, super cool playgrounds, 25 mins to downtown, 90 minutes to the mountains, quick access onto major roadways. Plus Sage Hill Crossing, Beacon Hill, Symons Valley Market and much more! Don't forget to watch the VIDEO\*\*

Inclusions: Refrigerator, Electric Stove, Chimney Hoodfan, Built-in Microwave, Dishwasher, TV Mount, Built-in Bench with Hooks, Stacked Washer/Dryer, Blinds & Curtain Rods, All Lighting as Shown in Listing Photos, Tankless Water System, Humidifier, Heat Recovery Ventilation System, Mailbox Key(s)

Property Listed By: RE/MAX First

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

















