



THE
A-TEAM

**RE/MAX
FIRST**

92 EDITH Gate, Calgary T3R 1Z2

MLS®#: **A2172923**

Area: **Glacier Ridge**

Listing Date: **10/12/24**

List Price: **\$679,900**

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:

1,613

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,613

Lot Information

Lot Sz Ar:

2,734 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2211182

Remarks

Pub Rmks: **Welcome to this stunning 3-bedroom, 2.5-bath home featuring an open-concept main floor perfect for modern living. The heart of the home is the gourmet kitchen, complete with high-end finishes, stainless steel appliances, and ample counter space, making it ideal for both casual meals and entertaining guests. The spacious bonus room offers extra living space, perfect for a home office, playroom, or media room. The fully developed basement by the builder includes an illegal one-bedroom suite that is already rented for \$1,300/month, providing a fantastic mortgage helper or investment opportunity. Located just 5 minutes from all essential amenities and with quick access to Stony Trail, this home offers convenience and lifestyle in one package. Don't miss out on this incredible opportunity! This property won't last long. Grab it before it's gone.**

Inclusions:
Property Listed By: **N/A**
Royal LePage Solutions

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







