



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)**

City/Town:

**Calgary**

Year Built:

**2022**

Lot Information

Lot Sz Ar:

**2,734 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped Parking Pad**

Finished Floor Area

Abv Sqft:

**1,613**

Low Sqft:

Ttl Sqft:

**1,613**

DOM

**40**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

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

Title:  
**Fee Simple**  
Legal Desc:

**2211182**

Zoning:  
**R-Gm**

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**







