145 EDITH Villas, Calgary T3R 1Y8

MLS®#:	**A2175679**	Area:	**Glacier Ridge**	Listing Date:	**10/26/24**
Status:	**Active**	County:	**Calgary**	Change:	**-$25k, 12-Dec**

List Price: **$850,000**
Association: **Fort McMurray**

General Information

Prop Type:	**Residential**			
Sub Type:	**Detached**			
City/Town:	**Calgary**	**Finished Floor Area**		
Year Built:	**2023**	Abv Sqft:	**2,287**	
Lot Information		Low Sqft:		
Lot Sz Ar:	**3,315 sqft**	Ttl Sqft:	**2,287**	
Lot Shape:				

Access:
Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,Parking Pad**

DOM
56

Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof:	**Asphalt**	
Heating:	**Forced Air**	Construction: **Concrete,Vinyl Siding,Wood Frame**
Sewer:		Flooring:
Ext Feat:	**None**	**Carpet,Tile**
		Water Source:
		Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Kitchen Island,Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**22`11" x 13`5"**	**Kitchen**	**Main**	**15`0" x 9`10"**
Dining Room	**Main**	**17`5" x 9`2"**	**Pantry**	**Main**	**8`0" x 4`9"**
Foyer	**Main**	**7`0" x 4`4"**	**2pc Bathroom**	**Main**	**9`0" x 4`9"**
Mud Room	**Main**	**7`3" x 4`1"**	**Bonus Room**	**Upper**	**13`3" x 12`3"**
Bedroom - Primary	**Upper**	**13`7" x 12`11"**	**Bedroom**	**Upper**	**9`3" x 5`0"**
Walk-In Closet	**Upper**	**6`7" x 5`1"**	**5pc Ensuite bath**	**Upper**	**17`7" x 9`2"**
Bedroom	**Upper**	**13`4" x 9`3"**	**Walk-In Closet**	**Upper**	**5`7" x 3`3"**

| Laundry | Upper | 8`11" x 5`3" | 4pc Bathroom | Upper | 9`3" x 4`11" |
| Storage | Basement | 7`0" x 5`8" | Furnace/Utility Room | Basement | 34`5" x 21`10" |

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Welcome to this immaculate Jayman BUILT home in the desirable new community of Glacier Ridge, Calgary. This a true custom masterpiece of modern design and functionality with over $70,000 in upgrades. This property boasts luxurious, smart-living features, including Bluetooth-enabled smart lighting, a secure smart lock system, and a top-tier Honeywell A1 security system, which is transferable. The gourmet kitchen shines with a striking waterfall marbled island, upgraded high-end built in stainless appliances, a hidden walk-through pantry, custom dark cabinetry, and a pot filler above the range, while the cozy living area centers around a sleek, marble-clad fireplace with an open to above feature ensuring your space feels grand and eye-catching. Entertain in style with an elegant dining space featuring a stunning geometric chandelier and seamless flow to the living room and fireplace lounge area. Additional upgrades include solar panels for energy efficiency and a fully finished epoxy-coated garage, as well as upgraded light fixtures through out the entire home, upgraded glass stair railings, and oversized walk-in closets in every room. Every detail has been meticulously curated by Jayman, from the bold wallpapered powder room with custom brass finishes, to the hidden pantry and pristine furnace cleaning. This home meets the highest standards, verified by three gold keys on inspection for pristine filters and air quality. With both style and technology seamlessly integrated, this home is move-in ready for those who appreciate refined living and peace of mind.**

Inclusions: **None**

Property Listed By: **eXp Realty**

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