

152 EDITH Place, Calgary T3R 2E2

MLS®#:	A2178891	Area:	Glacier Ridge	Listing	11/14/24	List Price	e: \$675,000			
Status:	Active	County:	Calgary	Date: Change:	None	Associat	ion: Fort McMurra	у		
				General In	formation				DOM	
				Prop Type:		Residential			7	
				Sub Type:		Semi Detached (Ha	lf		<u>Layout</u>	
	1		and an an an an and a	nd E.		Duplex)	Finished Floor A	rea	Beds:	4 (3 1)
-	and the	- 7		City/Town:		Calgary	Abv Sqft:	1,593	Baths:	3.5 (3 1)
	4			Year Built:		2024	Low Sqft:		Style:	2 Storey,Side by Side
				Lot Inform	<u>ation</u>		Ttl Sqft:	1,593		
				Lot Sz Ar:		2,346 sqft			Dorling	
State State States				Lot Shano					<u>Parking</u>	

Back Lane,Cul-De-Sac

Alley Access, Parking Pad

Lot Shape:

Access: Lot Feat:

Park Feat:

Ttl Park: Garage Sz:

2

			Utilities and Features				
Roof:	Asphalt Shingle		Construction:				
Heating:	Forced Air, Natural Gas		Stone, Vinyl Siding Flooring:				
Sewer:							
Ext Feat:	None		Carpet, Vinyl Plank				
			Water Source:				
			Fnd/Bsmt:				
			Poured Concrete				
Kitchen Appl:	Dishwasher,Dryer,Refr	igerator,Stove(s),Washer,Window					
Kitchen Appl: Int Feat:	Built-in Features,Close	t Organizers, Kitchen Island, No An	v Coverings	n Floorplan,Pantry,Quartz Co	ounters,Recessed Lighting,Separate		
Int Feat:	Built-in Features,Close	•	v Coverings	n Floorplan,Pantry,Quartz Co	ounters,Recessed Lighting,Separate		
••	Built-in Features,Close	t Organizers, Kitchen Island, No An	r Coverings iimal Home,No Smoking Home,Ope	n Floorplan,Pantry,Quartz Co	ounters,Recessed Lighting,Separate		
Int Feat:	Built-in Features,Close	t Organizers, Kitchen Island, No An	v Coverings	n Floorplan,Pantry,Quartz Co	ounters,Recessed Lighting,Separate		
Int Feat:	Built-in Features,Close	t Organizers, Kitchen Island, No An	r Coverings iimal Home,No Smoking Home,Ope	n Floorplan,Pantry,Quartz Co Level	punters,Recessed Lighting,Separate		
Int Feat: Utilities:	Built-in Features, Close Entrance, Soaking Tub, Level	t Organizers,Kitchen Island,No An Storage,Walk-In Closet(s)	r Coverings nimal Home,No Smoking Home,Ope Room Information				
Int Feat: Utilities: Room	Built-in Features, Close Entrance, Soaking Tub, Level	t Organizers,Kitchen Island,No An Storage,Walk-In Closet(s) Dimensions	r Coverings nimal Home,No Smoking Home,Ope Room Information <u>Room</u>	Level	Dimensions		
Int Feat: Utilities: Room 2pc Bathroor	Built-in Features, Close Entrance, Soaking Tub, <u>Level</u> m Main Main	t Organizers,Kitchen Island,No An Storage,Walk-In Closet(s) <u>Dimensions</u> 5`1" x 5`1"	r Coverings nimal Home,No Smoking Home,Ope Room Information <u>Room</u> Dining Room	<u>Level</u> Main	Dimensions 8`10" x 10`8"		
Int Feat: Utilities: Room 2pc Bathroor Kitchen	Built-in Features, Close Entrance, Soaking Tub, <u>Level</u> m Main Main	t Organizers,Kitchen Island,No An Storage,Walk-In Closet(s) <u>Dimensions</u> 5`1" x 5`1" 10`0" x 17`0"	r Coverings nimal Home,No Smoking Home,Ope Room Information <u>Room</u> Dining Room Living Room	<u>Level</u> Main Main	Dimensions 8`10" x 10`8" 11`10" x 27`9"		

Bedroom Game Room	Basement Basement	10`9" x 10`1" 11`4" x 14`8"	Kitchen Furnace/Utility Room Legal/Tax/Financial	Basement Basement	7`8" x 14`5" 8`10" x 13`2"
Title: Fee Simple Legal Desc:	2312041	Zoning: R-G	Remarks		
Pub Rmks: Inclusions: Property Listed By:	2.5 bathrooms, and a in mind, this home fea bright, open living are appliances, plenty of o the kitchen, offers add surrounding views. Up The two additional be completes the second level features a large extended family, or ev levels while still main relax and unwind afte vibrant and rapidly de views, proximity to ne growing popularity an your opportunity to se look.	fully finished basement suite, atures high-end finishes and a ea with a cozy fireplace that an cabinet space, and a functiona ditional storage and easy access ostairs, the primary bedroom is drooms are also well-sized, eac floor. The fully finished basem bedroom and a spacious living yen as a potential rental oppor taining a sense of independence r a busy day. The planned park eveloping community of Glacier earby parks, top-rated schools, d future development plans, G	providing comfort and functionality in a well-thought-out floor plan that makes in achors the living room, creating a warm a l layout that makes meal prep and enter ss to the large balcony extending from th s a spacious retreat with a walk-in closet ch with their own walk-in closet, providin nent is legally suited, offering a self-cont area. The walkout entrance adds an ext tunity. The basement design ensures it's to for those using it. The backyard offers king pads provide ample off-street parkin r Ridge, this home offers more than just and easy access to shopping centers, m ilacier Ridge is quickly becoming one of the erson—book your showing today! Before	spacious 1,600 square fee t perfect for families and in and inviting atmosphere. T taining a breeze with the o he kitchen, providing a per t and an 4pc-ensuite bathro ng ample storage for the w cained living space with its tra layer of convenience an s fully integrated into the l s a private outdoor space v ng, ensuring ease of access a beautiful living space. Re taking it an ideal location f the most sought-after neig	This newly built property offers 3 bedrooms, t of living space. Designed with modern living ndividuals alike. The main floor boasts a the kitchen is equipped with stainless steel dining area. A convenient mud room, just off rfect spot to enjoy the fresh air or take in the oom, offering both privacy and convenience. whole family. A dedicated laundry room own kitchen and separate laundry room. This ad privacy, making it an ideal space for guests, home, offering a seamless flow between the with room for future landscaping or a place to as for residents and guests. Located in the esidents will enjoy breathtaking mountain for those seeking a balanced lifestyle. With its phoourhoods in the area. Take advantage of ck out the floor plans and 3D tour for a closer

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