



THE
A-TEAM

**RE/MAX
FIRST**

28 EDITH Gate, Calgary T3R 1Z2

MLS®#: **A2179422** Area: **Glacier Ridge** Listing Date: **11/15/24** List Price: **\$655,000**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 25-Nov** 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: **2,443 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,575**
 Low Sqft:
 Ttl Sqft: **1,575**

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`10" x 6`0"	Kitchen	Main	9`10" x 12`5"
Dining Room	Main	5`9" x 10`7"	Living Room	Main	10`3" x 26`11"
Mud Room	Main	3`0" x 6`0"	Bedroom - Primary	Second	10`10" x 13`7"
Bedroom	Second	9`1" x 10`10"	Bedroom	Second	8`11" x 10`7"
Laundry	Second	5`3" x 5`11"	4pc Bathroom	Second	4`11" x 7`6"
4pc Ensuite bath	Second	4`11" x 7`6"	2pc Bathroom	Main	4`7" x 4`11"
4pc Bathroom	Suite	4`11" x 7`11"	Entrance	Suite	1`1" x 6`7"

Bedroom	Suite	9`6" x 11`11"	Kitchenette	Suite	6`6" x 13`3"
Living/Dining Room Combination	Suite	11`3" x 14`1"	Laundry	Suite	3`3" x 3`3"
Furnace/Utility Room	Lower	6`6" x 7`9"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2211182**

Zoning:
R-Gm

Remarks

Pub Rmks: **Welcome to one of the newest planned communities in NW Calgary - "Glacier Ridge". This Morrison built laned duplex has a fully finished basement with a one bedroom legal suite. Located only 25 minutes to downtown with quick access to Stoney Trail and 10+ KMS of trails. Main floor with vinyl plank flooring, high ceilings has living room/dining room combination, a 2 piece bathroom, kitchen with island, quartz counter tops, stainless steel appliances and patio doors to rear East facing deck. The upper level has a good sized primary bedroom with 3 piece ensuite. Two additional bedrooms and a 4 piece bath. A well suited home in a growing community for a great family. Lower walkout level with a separate entrance to a one bedroom legal suite. Features full kitchen with stainless steel appliances, stackable washer/dryer, 4 piece bath and vinyl plank flooring. Landscaped yard, poured concrete sidewalk and double parking pad ready for future garage.**

Inclusions: **Refrigerator (2); Stove (2); Dishwasher (2); Washer (2); Dryer (2); Microwave Hoodfan (2) ; All Window Coverings**

Property Listed By: **MaxWell Canyon Creek**

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











