



THE
A-TEAM

**RE/MAX
FIRST**

59 EDITH Terrace, Calgary T3R 1Z1

MLS®#: **A2181253** Area: **Glacier Ridge** Listing Date: **11/27/24** List Price: **\$714,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,873 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,613**
 Low Sqft:
 Ttl Sqft: **1,613**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Level**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`6" x 12`2"	Bedroom	Upper	9`11" x 9`10"
Bedroom	Upper	9`11" x 9`10"	5pc Ensuite bath	Upper	10`5" x 4`11"
4pc Bathroom	Upper	8`4" x 4`11"	2pc Bathroom	Main	6`2" x 4`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

2211182

Remarks

Pub Rmks:

Show Home/Never Occupied! Please check out the show home video tour~ Located in the highly sought-after community of Glacier Ridge, this beautiful and functional Sandalwood show home could be perfect for your family. This home features 9' Foundation and 9' Main floor ceilings, upgraded with Air Conditioner and Built-in permanent Christmas lights! The exceptional open-concept main floor offers open to above living room, spacious dining area, gourmet kitchen, flex room/home office and 2 pc powder room. The huge floor to ceiling windows provides plenty of natural sunlight. The main floor is covered with trendy hardwood throughout. The modern kitchen completes with two-tone cabinets, quartz countertops, large island with eating ledge for family gatherings, stainless steel appliances and a pantry. The upper floor offers a master bedroom with walk-in closet & 5 pc ensuite, additional two bedrooms, a shared main bathroom and laundry room. It has a west facing backyard and a rear deck with stairs & aluminum railing. This home has all the luxuries of a show home. The location offers the ultimate in convenience and accessibility. Easy access to major roads and close to shopping such as Costco, Co-Op, T&T Supermarket, and Walmart. The new home warranty offers new owner peace of mind!

Inclusions:

N/A

Property Listed By:

Homecare Realty Ltd.

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







