

**93 EDITH Mews, Calgary T3R 1Y7**

MLS®#: **A2181378**      Area: **Glacier Ridge**      Listing Date: **11/28/24**      List Price: **\$679,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$8k, 30-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,552 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,630**  
 Low Sqft:  
 Ttl Sqft: **1,630**

DOM

**86**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Close to Clubhouse,Cul-De-Sac,Low Maintenance Landscape,Views**  
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Instant Hot Water,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`3" x 12`1"	Kitchen	Main	14`11" x 11`4"
Dining Room	Main	19`0" x 10`7"	2pc Bathroom	Main	5`8" x 4`10"
Bedroom - Primary	Second	16`1" x 11`8"	3pc Ensuite bath	Second	8`6" x 4`11"
Bedroom	Second	12`5" x 11`0"	Bedroom	Second	10`11" x 10`1"
Walk-In Closet	Second	7`7" x 6`7"	4pc Bathroom	Second	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211182**

Remarks

Pub Rmks:

**WHAT SETS THIS PROPERTY APART: Premium location \* View \* Fully Landscaped \* Large Garage Pad \* and more... FAMILY FRIENDLY LOCATION with view of Symons Valley, direct access to a large park, and on a cul-de-sac with extra parking. This is the Showhome street for Phase 1 of the community. The many MUST HAVES included are 9 foot ceilings, large triple-pane windows, covered front porch, west back yard, solar panels, UV air filter, and quartz countertops. Even more value-added UPGRADES are window blinds and easy clean laminate flooring throughout. The open-concept main floor provides great options for use of space and access to outdoors. There is a spacious foyer, a huge window facing the park, flexibility for dining, functional kitchen, a pantry, front and back closets, and a half bathroom. The kitchen island has a built-in microwave and extended counter for service. The wrap around stairwell with large transom window takes you to the upper level featuring a central laundry space, big main bathroom and 3 bedrooms. The perfect sized primary bedroom with park and sunrise view is complemented by the full ensuite and generous walk-in-closet. The second and third bedrooms are also a great size. The basement is ready for development with a 9-foot ceiling, bathroom rough-in, egress window, and compact utility area. The stairwell landing can be considered for a separate entrance location. This home was built for the Built Green Canada standard and an EnerGuide Rating, and includes a smart thermostat and on-demand water heater. The front and back yards are highlighted with decks for 3 season use and watching the kids in the park. The property is fenced and tastefully landscaped for access around the property and low maintenance. The 22 x 22 foot garage pad and curb wall is easily accessed from the paved alley. Glacier Ridge has wide sidewalks, many green spaces, and a community centre with sport facilities under construction This home is walking distance to parks, main roads and Sage Hill Quarter shopping center with a grocery store and Tim Hortons. From the house it is 5km to Costco, 10km to CTrain, 20km to YYC airport, and 25 to downtown. Come to see what this modern home and peaceful location offers, and make it yours for the value it provides.**

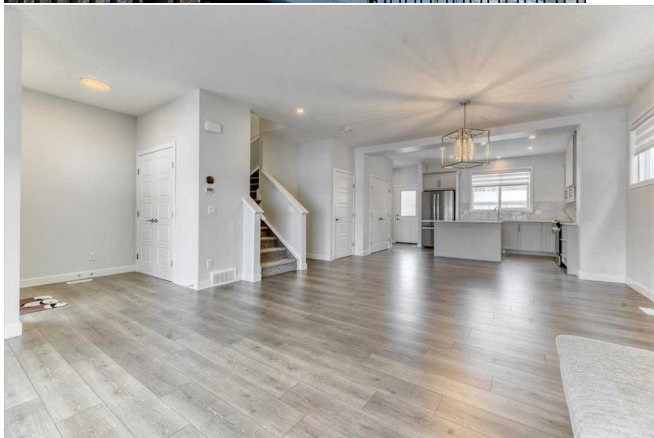
Inclusions:  
Property Listed By:

**Solar Panels (6) and equipment  
RE/MAX First**

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











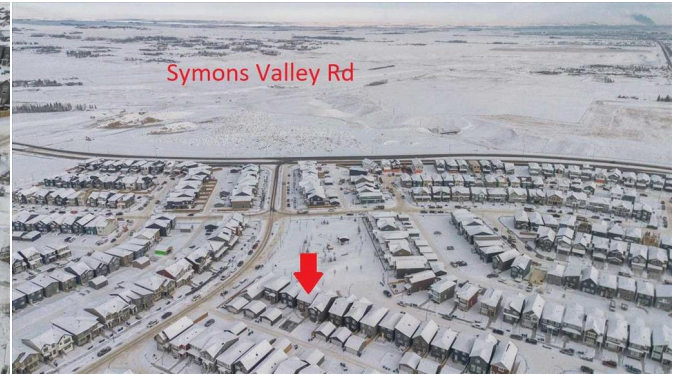












Sage Hill Quarter shopping centre

