



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 EDITH Way, Calgary T3R 2C1**

MLS®#: **A2182106**

Area: **Glacier Ridge**

Listing Date: **12/06/24**

List Price: **\$683,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,792**

Low Sqft:

Ttl Sqft: **1,792**

Lot Information

Lot Sz Ar: **3,756 sqft**

Lot Shape:

DOM

**47**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot,Irregular Lot**  
Park Feat: **Alley Access,Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`6" x 9`4"	Bonus Room	Upper	13`1" x 9`2"
Living Room	Main	14`11" x 10`10"	Walk-In Closet	Upper	9`4" x 5`0"
Dining Room	Main	12`8" x 8`0"	Pantry	Main	6`9" x 4`10"
Kitchen	Main	12`8" x 9`0"	4pc Bathroom	Main	8`6" x 4`4"
Bedroom - Primary	Upper	14`0" x 13`0"	Bedroom	Upper	9`2" x 11`6"
Bedroom	Upper	9`4" x 11`6"	4pc Bathroom	Upper	10`0" x 5`3"
4pc Ensuite bath	Upper	10`0" x 5`5"	Laundry	Upper	6`0" x 5`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2311588**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "AVID 20" HOME with CONVENIENT SIDE ENTRANCE located in the up and coming community of Glacier Ridge. A lovely neighborhood with great new amenities on the horizon welcomes you into over 1700+sqft of above grade living space featuring stunning craftsmanship and thoughtful design. Offering a unique open floor plan boasting a stunning GOURMET kitchen with a beautiful centre island with flush eating bar & sleek stainless steel Whirlpool appliances including a French door refrigerator with ice maker, a Whirlpool Electric Slide In Smooth Top, Built-in Panasonic Microwave with trim kit and Broan power pack built-in cabinet hoodfan. Stunning Luxe Noir and Elegant White QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and Silgranite Coal Black undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Arts & Crafts elevation out front along with an additional MAIN FLOOR BEDROOM AND FULL BATH located on the main level for additional family members or visiting guests that prefer no stairs. You will discover the 2nd level boasts 3 sizeable bedrooms with the Primary Bedroom including a gorgeous 4 pc private en suite with a generous walk-in closet along with 2nd floor laundry for ease of convenience. In addition, enjoy a nicely centralized Bonus Room that separates the two additional bedrooms and the Primary Suite for additional privacy. The lower level has 3 pc rough in for future bath development and the back yard has space for you to a build double detached garage at your leisure. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows, and Smart Home Technology Solutions! Additional features of this stunning home include: extra Fit & finish, professionally designed colour palette, located on a desirable corner lot, rear BBQ gas line and raised 9ft basement ceiling height. The 832-acre community of Glacier Ridge is settled in Calgary's prestigious Northwest. Framed by views of the Rocky Mountains and distinguished by the natural coulees that cross its land, Glacier Ridge offers a rare chance for families to live in a new community that feels nostalgic.**

Inclusions: **N/A**  
 Property Listed By: **Jayman Realty Inc.**

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