



THE
A-TEAM

**RE/MAX
FIRST**

124 EDITH Way, Calgary T3R 2C3

MLS®#: **A2182606**

Area: **Glacier Ridge**

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

List Price: **\$668,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,873 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,793**

Low Sqft:

Ttl Sqft: **1,793**

DOM

15

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Irregular Lot

Alley Access,Gravel Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

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

Room	Level	Dimensions
Bedroom	Main	11`6" x 9`4"
Bonus Room	Upper	13`1" x 9`2"
Walk-In Closet	Upper	9`4" x 5`0"
Pantry	Main	6`9" x 4`10"
Bedroom - Primary	Upper	14`0" x 13`0"
Bedroom	Upper	9`4" x 11`6"
4pc Ensuite bath	Upper	10`0" x 5`5"

Room	Level	Dimensions
Living Room	Main	15`0" x 10`10"
Dining Room	Main	12`8" x 8`9"
Kitchen	Main	12`8" x 9`0"
4pc Bathroom	Main	8`6" x 4`4"
Bedroom	Upper	9`2" x 11`6"
4pc Bathroom	Upper	10`0" x 5`3"
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 a WALK OUT BASEMENT 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 Carbon and Elegant White QUARTZ counter tops, spacious walk-in pantry, soft close slab cabinets and Silgranite Cinder undermount sink compliment the space. Enjoy the generous dining area that overlooks the spacious Great Room with the stunning Modern 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 a Walkout Basement with Raised 9ft Ceiling Height and 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 and a 10x10 deck with BBQ gas line. 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