



THE
A-TEAM

**RE/MAX
FIRST**

304 EDITH Place, Calgary T3R2E1

MLS®#: **A2187772** Area: **Glacier Ridge** Listing Date: **01/17/25** List Price: **\$771,750**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,558 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,962**
 Low Sqft:
 Ttl Sqft: **1,962**

DOM

78
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, 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>
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2pc Bathroom
5pc Ensuite bath
Dining Room
Bedroom
Family Room

Main
Upper
Main
Upper
Upper

0`0" x 0`0"
0`0" x 0`0"
10`10" x 10`10"
10`0" x 10`0"
12`5" x 13`10"

4pc Bathroom
Living Room
Bedroom - Primary
Bedroom
Kitchen

Main
Main
Upper
Upper
Main

0`0" x 0`0"
12`0" x 14`5"
14`0" x 12`0"
12`5" x 10`2"
10`5" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
TBD

Remarks

Pub Rmks:

Discover this exceptional spec home by Shane Homes in the picturesque Glacier Ridge community, available for possession in April 2025. The main floor welcomes you with a foyer featuring a convenient coat closet, leading to a mudroom with an adjacent half bath. The central kitchen boasts a spacious island and a large corner walk-in pantry, seamlessly connecting to the rear dining nook and living room, creating an ideal space for entertaining. Upstairs, a central family room provides separation between the owner's bedroom and the two secondary bedrooms, ensuring privacy for all. The owner's bedroom offers a three-piece ensuite and a generous walk-in closet. Each secondary bedroom also includes its own walk-in closet, with a three-piece main bath conveniently located nearby. The second-floor laundry room, equipped with open shelving for linens, adds to the home's practicality. Please note that photos and plans are for representative purposes; actual finishes may vary.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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

