



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 EDITH Place, Calgary T3R2C9**

MLS® #: **A2187947** Area: **Glacier Ridge** Listing Date: **01/15/25** List Price: **\$791,700**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2025** Abv Sqft: **2,015**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **3,519 sqft** Ttl Sqft: **2,015**  
 Lot Shape:

DOM

**80**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Street Lighting**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Rain Gutters**

Construction: **Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Living Room	Main	11`9" x 13`5"
Dining Room	Main	11`1" x 9`3"	Bedroom - Primary	Upper	11`4" x 13`7"
Bedroom	Upper	10`0" x 11`3"	Bedroom	Upper	12`4" x 10`11"

**Family Room**

**Upper**

**16`0" x 11`1"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2312041**

Zoning:

**R-G**

Remarks

Pub Rmks:

**Experience the perfect blend of style and comfort in this new build Shane Home, available for possession in April 2025. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the owner's bedroom and secondary bedrooms Luxurious rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living Glacier Ridge offers natural beauty and convenient access to amenities. Please note, images are illustrative, and elevation and finishes may vary. Photos are representative.**

Inclusions:

**N/A**

Property Listed By:

**Bode Platform Inc.**

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





