



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 EDITH Drive, Calgary T3R 2B8**

MLS®#: **A2191431**      Area: **Glacier Ridge**      Listing Date: **01/30/25**      List Price: **\$739,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,056 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,815**  
 Low Sqft:  
 Ttl Sqft: **1,815**

DOM

**23**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`6" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`11" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`7" x 9`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 12`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`7" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 13`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 9`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`0" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 8`11"</b>

4pc Bathroom

Basement

7`11" x 5`3"

Kitchen  
Legal/Tax/Financial

Basement

10`3" x 5`7"

Title:  
**Fee Simple**  
Legal Desc:

2311588

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this absolutely amazing and stunning house in Glacier Ridge NW with 2 bedrooms LEGAL suite. As you walk in, you will find open concept SPACIOUS Living room, dining area and rear UPGRADED kitchen with huge centre ISLAND. Main floor also features a bedroom and full bathroom. Upstairs you will find a SPACIOUS bonus room, primary bedroom with Walk-In-Closet and 4 piece en-suite. Other 2 good size bedrooms, 4 piece bathroom and laundry room completes this floor. LEGAL basement suites boasts rec room, 2 spacious bedrooms, 4 piece bathrooms and second kitchen with separate entrance. Good size deck is ready for all your outdoor BBQ needs! Rear parking pad with paved back lane. LOCATION: This property is facing future Community Centre(The village) and close to the playground. Easy access to major roads Shaganappi trail, Sarcee Trail and Stoney trail. Also enjoy the proximity to shopping center. Watch 3D TOUR, don't miss this amazing property and book a showing today!!**

Inclusions:  
Property Listed By:

**N/A**  
**Creekside Realty**

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



















