

288 EDITH Place, Calgary T3R 2E1

Sewer:

Glacier Ridge 01/31/25 List Price: \$729,900 MLS®#: A2191658 Area: Listing

Status: Active Calgary County: Change: -\$20k, 21-Feb Association: Fort McMurray

Date:

General Information

Lot Information

Prop Type: Residential Sub Type: **Detached**

City/Town: Calgary Year Built: 2024

Lot Sz Ar: 3,723 sqft Lot Shape:

DOM 22

1,889

1.889

Layout

Beds: 3 (3) Baths: 2.5 (2 1)

2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

Flooring:

Ext Feat: None Carpet, Laminate, Vinyl

> Water Source: Fnd/Bsmt: **Poured Concrete**

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Kitchen Appl: Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In

Closet(s)

Utilities: Room Information

Room Level Level Dimensions Dimensions Room **Great Room Dining Room** 10`6" x 8`2" Main 12`5" x 13`2" Main Kitchen Main 11`0" x 10`8" 2pc Bathroom Main 4`11" x 5`7" **Pantry** Main 6`7" x 4`0" **Bonus Room** Upper 14`5" x 12`11" **Bedroom** 10`6" x 10`5" **Bedroom** 12`0" x 12`9" Upper Upper Laundry Upper 9`0" x 6`0" 4pc Bathroom Upper 9`0" x 5`0" **Bedroom - Primary** Upper 13`1" x 12`1" 3pc Ensuite bath Upper 11`11" x 5`9"

 Walk-In Closet
 Upper
 9`1" x 5`9"
 Den
 Main
 9`9" x 8`0"

 Legal/Tax/Financial
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Title: Zoning: Fee Simple R-G

Legal Desc: 2312041

Remarks

Pub Rmks:

BEAUTIFUL HOME WITH SIDE ENTRANCEWelcome to the up-and-coming Northwest community of GLACIER RIDGE**A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complimented with the professionally designed Alabaster Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous fover that transitions past the closed in Flex Room or Den that has a walk-in closet and are then warmly welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with upgraded Whirlpool GAS Slide In with Air Fry and Broan power pack built-in cabinet hood range. French Door Refrigerator with internal ice and water along with a Panasonic Microwave with trim kit. spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the Primary Suite that features a "spa like" en suite showcasing an over sized shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish. Additional Features include a convenient side entrance, 11x10 deck with BBQ gas line and 3-piece rough-in plumbing in the basement. Jayman's additional inclusions: Core Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, triple pane windows and Smart Home Technology. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!

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





