



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 EDITH Place, Calgary T3R2E2**

MLS®#: **A2192580**      Area: **Glacier Ridge**      Listing Date: **02/07/25**      List Price: **\$648,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **2,400 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,778**  
 Low Sqft:  
 Ttl Sqft: **1,778**

DOM  
**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,City Lot,Cul-De-Sac,Front Yard,Interior Lot,Lawn,Rectangular Lot**  
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Humidifier,Instant Hot Water,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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<b>Foyer</b>	<b>Main</b>	<b>8`4" x 4`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 12`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 10`8"</b>
<b>Den</b>	<b>Main</b>	<b>10`11" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`4" x 14`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 9`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 7`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`9" x 9`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Family Room</b>	<b>Second</b>	<b>12`3" x 9`1"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2312041**

Remarks

Pub Rmks: **An exceptional opportunity to own this spacious custom built Cedarglen well-designed residence featuring 1778 sq. ft. with 3 bedrooms and 2.5 bathrooms. Large windows and nine-foot ceilings maximize natural light throughout. Spacious 8'4"x4'6" proper entry with wall mounted coat hooks, door to the lower level and door to the main living area. Luxury vinyl floors throughout the main floor of this home. Bright and spacious main floor flex room makes the perfect Den, Home Office or Study Area. This fabulous spacious well-designed kitchen offers a large 9'9" island with gleaming quartz countertop, double undermount sinks, dishwasher, additional cabinets, pull out garbage and recycle bins plus a breakfast bar. Additional counter space, full height melamine cabinets, deep storage drawers and walk-in pantry make this the perfect kitchen for prepping and serving food. Stainless Steel appliances include, French door fridge, five burner ceramic top range, chimney hood fan, built-in microwave and dishwasher. The open concept dining area is perfect for families or when entertaining. Bright and sunny living room with large window that looks out to the deck. The spacious back entry features a built-in bench seat. French door opens to the large 16'9" x 9'5" east deck with iron railing and frosted privacy glass panels, a great extension for summer entertaining. Convenient two-piece bath off the back entry. The stairs and upper floor feature plush upgraded carpet and tile floors in the two bathrooms. Upper family bonus room is perfect for family movies, children's play area or a quiet retreat. Spacious and bright owner's suite offer room for a king size suite. Pocket door opens to a beautiful five-piece en-suite bathroom featuring an extended quartz vanity with two undermount sinks, cabinets and centre bank of drawers. Oversize walk-in shower and large walk-in closet with window. Two additional bedrooms with easy access to the perfectly designed shared four-piece bathroom. Pocket door from the upper hallway opens to the convenient laundry room, featuring full-size front-loading washer and dryer and full wall of storage shelving. The unfinished walk-out basement with 645 sq. ft. and roughed in plumbing, makes this perfect for future development and extended living space for family. This home boasts modern features like recessed lighting, triple pane windows and custom window coverings. Parking pad for two vehicles and a paved back lane make this the perfect place1. PLEASE CHECK OUT THE VIDEO!**

Inclusions: **Custom window coverings including beautiful roller Zebra blinds. Dimmer controls on most of the lights on the main floor, the stairs and the upstairs hallway.**  
 Property Listed By: **RE/MAX First**

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











