



THE
A-TEAM

**RE/MAX
FIRST**

353 EDITH Road, Calgary T3R 1Y9

MLS®#: **A2198050**

Area: **Glacier Ridge**

Listing Date: **03/06/25**

List Price: **\$874,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,487 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,358**
Low Sqft:
Ttl Sqft: **2,358**

DOM

46
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 13`2"
Dining Room	Main	14`0" x 9`10"
Mud Room	Main	7`5" x 5`1"
Bonus Room	Second	12`1" x 11`5"
Bedroom - Primary	Second	14`2" x 12`5"
Bedroom	Second	14`11" x 9`0"
4pc Bathroom	Second	8`8" x 6`4"

Room	Level	Dimensions
Kitchen	Main	13`10" x 12`0"
Office	Main	10`6" x 9`5"
Foyer	Main	9`8" x 4`1"
Laundry	Second	5`11" x 5`10"
Bedroom	Second	15`0" x 9`0"
5pc Ensuite bath	Second	13`8" x 10`1"
2pc Bathroom	Main	5`2" x 4`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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Remarks

Pub Rmks: **Welcome to this stunning Jayman Built home in the brand-new community of Glacier Ridge! Featuring the upgraded Elevated Package, this nearly new home showcases a stylish two-tone kitchen with textured thermofoil and elegant white quartz countertops. There is luxury vinyl plank flooring on the main level and luxury vinyl tile in the ensuite, main bath, and laundry. The kitchen is complete with an integrated built-in hood fan, stainless steel appliances including a gas range, and a sleek White Diamond backsplash. The sellers customized the floor plan by adding a side door and extending the living room wall for extra space. Six solar panels have also been installed, enhancing energy efficiency and sustainability. Enjoy enhanced comfort with the recently added air conditioning, ensuring an inviting atmosphere throughout the home. The open-concept main floor is designed for modern living, featuring a bright and spacious living room, a dedicated den/office, and a walk-through pantry that connects seamlessly to the kitchen, adding extra convenience and storage. Upstairs, you will find a spacious primary suite with a luxurious five-piece ensuite, including a relaxing soaker tub, double vanities, a stand-up shower, and a separate vanity counter with a mirror. A generous walk-in closet connects directly to the laundry room for ultimate convenience. Two additional bedrooms and a versatile bonus room complete the upper level. The unfinished basement offers endless possibilities with roughed-in plumbing for a future bathroom. Don't miss this incredible opportunity! Ask your Realtor for a description of the upgraded package in MLX supplements.**

Inclusions: **Downstairs Media Centre and TV**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









