



THE
A-TEAM

**RE/MAX
FIRST**

293 EDITH Place, Calgary T3R 2E1

MLS® #: **A2198051**

Area: **Glacier Ridge**

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

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 10-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

4,714 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,191

Low Sqft:

Ttl Sqft:

2,191

DOM

11

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Built-In Refrigerator,Dishwasher,Washer/Dryer

Int Feat:

Central Vacuum,High Ceilings,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	55`0" x 35`3"
Foyer	Main	20`9" x 42`1"
Living Room	Main	60`2" x 38`0"
Office	Main	32`3" x 27`8"
5pc Ensuite bath	Second	31`5" x 36`11"
Bedroom	Second	32`3" x 31`2"
Laundry	Second	25`8" x 22`2"

Room	Level	Dimensions
2pc Bathroom	Main	18`4" x 15`7"
Kitchen	Main	55`0" x 29`0"
Mud Room	Main	18`7" x 48`8"
4pc Bathroom	Second	27`1" x 26`3"
Bedroom	Second	32`7" x 31`2"
Family Room	Second	41`3" x 47`10"
Bedroom - Primary	Second	41`0" x 57`2"

Walk-In Closet	Second	32`0" x 15`0"	Storage Legal/Tax/Financial	Basement	70`3" x 143`0"			
Title: Fee Simple Legal Desc:	2312041	Zoning: R-G	Remarks					
Pub Rmks:	Ideal for families or those who love space, this 2,191 sqft home is located in a vibrant new community in Calgary. Featuring 3 bedrooms and 2.5 bathrooms, it offers the perfect balance of comfort and functionality. The open-concept main floor showcases bright and inviting spaces with hardwood flooring, two-tone paint, and a built-in sound system, perfect for everyday living and hosting gatherings. The open-to-above living room flows seamlessly into the modern kitchen, creating a welcoming environment. The spacious master suite includes a private ensuite bathroom, while the additional bedrooms provide ample room for family, guests, or an additional home office. The attached garage offers plenty of storage for your gear and belongings. A unique feature of this home is the basement entry door, providing direct access to the stairs leading to the basement, which is perfect for potential future development. The backyard layout has been upgraded to allow for a larger deck area, creating even more space for outdoor relaxation. Plus, with a warranty valid until September 2025, you can move in with peace of mind. Don't miss the chance to make this fantastic property your own!							
Inclusions: Property Listed By:	None RE/MAX Complete Realty							

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







