



THE
A-TEAM

**RE/MAX
FIRST**

52 EDITH Mews, Calgary T3R1Y8

MLS®#: **A2200108** Area: **Glacier Ridge** Listing Date: **03/07/25** List Price: **\$707,777**
 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: **2,795 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,834**
 Low Sqft:
 Ttl Sqft: **1,834**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Other,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`8"	Dining Room	Main	13`4" x 9`5"
Kitchen	Main	12`9" x 13`2"	Living Room	Main	13`5" x 11`1"
Office	Main	13`0" x 10`0"	4pc Bathroom	Upper	4`9" x 8`9"
4pc Ensuite bath	Upper	5`0" x 9`4"	Bedroom	Upper	8`9" x 13`1"
Bedroom	Upper	9`6" x 9`9"	Family Room	Upper	13`5" x 13`9"
Laundry	Upper	5`0" x 7`3"	Bedroom - Primary	Upper	10`9" x 11`9"
Storage	Basement	3`4" x 8`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211182

Remarks

Pub Rmks: **We are hosting an Open House on April 6 ,2025 (Sunday) from 1 PM to 4 PM. Welcome to this Stunning 1800+ Sq.ft home, with WALK OUT BASEMENT, LARGE DECK , Fully Upgraded WITH EXTRA WINDOWS perfectly designed for modern living located in the highly desirable new community of Glacier Ridge. You will be impressed by this unique detached home built by Trico Homes comes with 3 bedrooms, 2.5 bathrooms, and an open-concept layout with a bright and spacious living area.The gourmett kitchen features stainless steel appliances, quartz countertops, a large island and ample cabinetry with a modern elegant touch.There is a dedicated Dining area across the kitchen which offers easy access for serving meals to your family while maintaining an open and connected atmosphere. The open layout with ample natural light and a cozy ambiance, it serves as the perfect space for creating a wonderful and lively conversations. The upper floor of the home is thoughtfully designed for comfort and convenience, featuring three spacious bedrooms, two baths including a luxurious master suite. The master bedroom serves as a private retreat, complete with a generous walk-in closet and an elegant en-suite bathroom, offering a perfect blend of relaxation and functionality. A versatile bonus room adds extra flexibility to the floor plan—ideal for a family lounge, playroom, home office, or entertainment space. The laundry room is strategically located on this level, making household chores effortless and easily accessible. The location offers exceptional convenience, with quick access to major roads like Stoney Trail, Sarcee Trail, and Shaganappi Trail. Just a short 7-minute drive brings you to a variety of amenities, including Walmart, Costco, Dollar Store, Bottle Depot, major banks, T&T Supermarket, clinics, and an array of restaurants. while Calgary International Airport and CrossIron Mills are just a short drive away. Additionally, nearby green spaces , GLACIER RIDGE PLAYGROUND provide opportunities for outdoor recreation and relaxation.House is located on QUIET,LOW TRAFFIC STREET perfect for those seeking tranquility and Comfort.Take advantage of your opportunity to see this incredible property in person—book your showing today!**

Inclusions: **None**
Property Listed By: **Coldwell Banker YAD Realty**

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







