



THE
A-TEAM

**RE/MAX
FIRST**

65 EDITH Crescent, Calgary T3R 2C2

MLS® #: **A2200770**

Area: **Glacier Ridge**

Listing Date: **03/10/25**

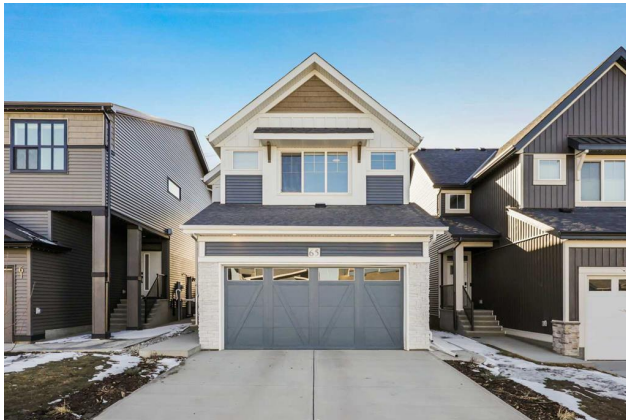
List Price: **\$760,000**

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: **3,584 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,917**
Low Sqft:
Ttl Sqft: **1,917**

DOM

4

Layout

Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot,Zero Lot Line

Concrete Driveway,Double Garage Attached,Garage Door Opener,In Garage Electric Vehicle Charging Station(s)

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,None**

Construction: **Brick,Concrete,Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|----------------|-------|----------------|
| Living Room | Main | 12`5" x 12`1" |
| Dining Room | Main | 10`5" x 8`2" |
| Office | Main | 9`7" x 8`7" |
| Family Room | Upper | 14`4" x 12`11" |
| Walk-In Closet | Upper | 8`6" x 4`11" |
| Bedroom | Upper | 10`6" x 10`5" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Kitchen | Main | 12`8" x 11`10" |
| Foyer | Main | 8`1" x 4`10" |
| 4pc Bathroom | Main | 9`8" x 7`3" |
| Bedroom - Primary | Upper | 13`1" x 12`1" |
| 4pc Ensuite bath | Upper | 11`6" x 4`11" |
| Bedroom | Upper | 12`9" x 12`0" |

Laundry
Game Room
Furnace/Utility Room

Upper
Basement
Basement

8`1" x 5`8"
21`10" x 16`10"
15`0" x 8`6"

4pc Bathroom
Bathroom - Roughed-in

Upper
Basement

8`0" x 4`11"
9`0" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311588

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exceptional 2-storey home in the brand-new Glacier Ridge community, where energy efficiency and modern luxury meet. With 1917 square feet of living space and an additional 854 square feet in the unfinished basement, this home is designed to meet the highest standards of performance and comfort. Boasting 3 spacious bedrooms and 3 well-appointed bathrooms, including a main floor bedroom with an adjacent full bathroom, this home provides flexibility for various family needs. The open-concept living area features a sleek electric fireplace, creating the perfect space to relax and entertain. The gourmet kitchen is a chef's dream, featuring beautiful quartz countertops, a gas cooktop, and ample storage space. This home is built with Core Performance in mind, featuring 10 solar panels and meeting the BuiltGreen Canada Standard for energy efficiency. The home also comes with an EnerGuide Rating, ensuring superior energy performance. Enjoy peace of mind with a UV-C Ultraviolet light air purification system, along with a high-efficiency furnace featuring MERV 13 filters and an HRV unit for optimal indoor air quality. Triple-pane windows enhance the home's energy efficiency, keeping your living spaces comfortable year-round. Other premium features include a Navien-brand tankless hot water heater, central air conditioning, a 200 AMP panel, and an EV plug. Security is a priority with a Ring doorbell system, front and back hardwired cameras, and a smart home setup powered by Alexa, ensuring convenience at your fingertips. The attached double garage provides ample space, and the backyard is ready for entertainment with a gas line installed for your BBQ. Additionally, the home is prepped for future growth with the unfinished basement offering endless potential for customization. Built by the reputable Jayman, this home combines cutting-edge technology with sustainability, creating a comfortable and eco-friendly living environment.**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

