



THE
A-TEAM

**RE/MAX
FIRST**

173 EDITH Place, Calgary T3R 2E2

MLS® #: **A2202687**

Area: **Glacier Ridge**

Listing Date: **03/14/25**

List Price: **\$853,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,545 sqft**
Lot Shape:

Access:

Lot Feat: **Irregular Lot**
Park Feat: **Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front**

DOM

29
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`7" x 16`0"	Dining Room	Main	10`0" x 14`0"
Living Room	Main	13`0" x 14`0"	Bedroom - Primary	Upper	11`7" x 17`4"
Bedroom	Upper	12`3" x 10`5"	Bedroom	Upper	10`3" x 12`0"
Laundry	Upper	10`7" x 6`1"	5pc Ensuite bath	Upper	10`7" x 14`5"
4pc Ensuite bath	Main	5`5" x 8`10"	5pc Bathroom	Upper	5`9" x 11`2"

Bedroom	Main	10`8" x 9`1"	Bonus Room Legal/Tax/Financial	Upper	15`8" x 12`0"
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Title: Fee Simple	Zoning: R-G				
Legal Desc:	2312041	Remarks			

Pub Rmks: **Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the brand new community of Glacier Ridge. A soon to be lovely neighborhood with great amenities welcomes you into 2400++sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel KITCHENAID Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Lovely laminate graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FOURTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts 3 more bedrooms, convenient laundry & the most amazing Master Bedroom offering a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities & Walk-through Closet. Additional features of the amazing home include a professionally designed Alabaster Colour Palette, convenient side entry, iron spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home!**

Inclusions: **N/A**
 Property Listed By: **Jayman Realty Inc.**

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





