# \$791,700 - 308 Edith Place Nw, Calgary

MLS® #A2187947

## \$791,700

3 Bedroom, 3.00 Bathroom, 2,016 sqft Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this quick possession Shane Home. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the owner's bedroom and secondary bedrooms Luxurious rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living \$5,000 landscaping voucher included Glacier Ridge offers natural beauty and convenient access to amenities. Please note, images are illustrative, and elevation and finishes may vary.

Built in 2025

## **Essential Information**

MLS® # A2187947 Price \$791,700

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,016







Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 308 Edith Place Nw

Subdivision Glacier Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3R2C9

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone

Counters

Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Electric Oven

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Decorative, Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Street Lighting, Back Lane

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Fr

Foundation Poured Concrete

### **Additional Information**

Date Listed January 15th, 2025

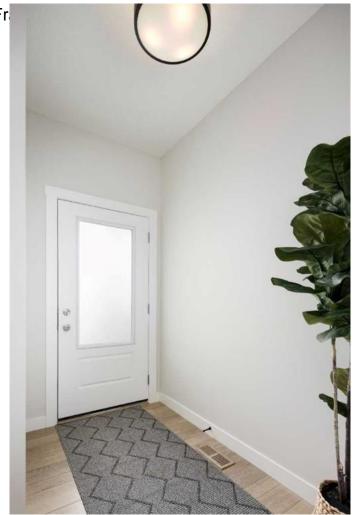
Days on Market 117
Zoning R-G

HOA Fees 400

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.



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