

# \$659,900 - 47 Edith Terrace Nw, Calgary

MLS® #A2222235

**\$659,900**

3 Bedroom, 4.00 Bathroom, 1,586 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Former Jayman Show Home | Open to Above Floor Plan | Unique Designer Masterpiece | Solar Panels & AC. Welcome to this exceptional 4-level split home in the thriving Northwest community of Glacier Ridge. A former Jayman BUILT show home, this residence is a true standout—showcasing a thoughtful blend of designer finishes, energy-efficient features, and a rare split-level layout that seamlessly balances style and functionality. From the moment you arrive, you™ll be impressed by the professionally landscaped, maintenance-free front yard, offering outstanding curb appeal. Step inside to a bright and inviting main living area, featuring a striking feature fireplace, expansive windows, and sleek LVP flooring that flows beautifully throughout the home. On the second level, discover a chef-inspired gourmet kitchen, boasting ample counter space, premium stainless steel appliances, upgraded cabinetry, and designer lighting—all anchored by a spacious dining area ideal for gatherings and entertaining. Naturally beautiful skylights and a split staircase take you to the upper level where you will discover two spacious master suites, each with its own private ensuite, offering privacy and comfort for family or guests. A central laundry room adds everyday convenience. The lower level offers soaring 10™+ ceilings, creating an open and airy recreation room, a third bedroom with walk-in closet, and a full bathroom—ideal for guests, teens, or extended family. Additional



highlights include: Solar panels for reduced utility costs, upgraded tankless hot water system, AC, and energy-efficient features throughout. This home has been thoughtfully designed from top to bottom, showcasing the quality craftsmanship. Whether you’re upsizing, investing, or looking for a distinctive layout that stands apart—this is your opportunity to own a show-stopping home in a growing community.

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2222235      |
| Price          | \$659,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,586         |
| Acres          | 0.07          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 47 Edith Terrace Nw |
| Subdivision | Glacier Ridge       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1Z1             |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

|         |                               |
|---------|-------------------------------|
| Parking | Off Street, Parking Pad, None |
|---------|-------------------------------|

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters                                       |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Living Room, Electric                                                                                |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Other                                                             |
| Lot Description   | Landscaped, Back Lane, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 97             |
| Zoning         | R-G            |
| HOA Fees       | 420            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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