# \$765,000 - 308 Edith Place Nw, Calgary

MLS® #A2187947

# \$765,000

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 \$765,000

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 Kitchen Island, Open Floorplan, Pantry, Built-in Features, Closet

Organizers, Stone Counters, No Animal Home, No Smoking Home,

**Smart Home** 

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Oven, Gas Cooktop,

Microwave, Range Hood

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Decorative

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, C

Foundation Poured Concrete

## **Additional Information**

Date Listed January 15th, 2025

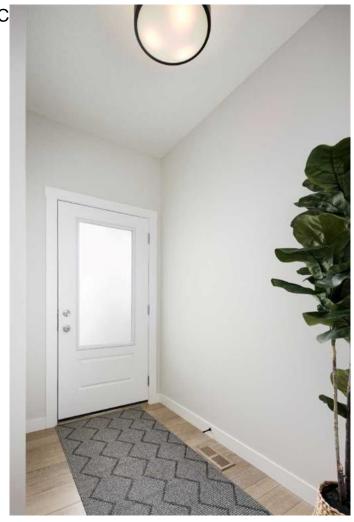
Days on Market 126
Zoning R-G
HOA Fees 400

**Listing Details** 

HOA Fees Freq.

Listing Office Bode Platform Inc.

**ANN** 



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