

\$789,000 - 353 Edith Road Nw, Calgary

MLS® #A2239531

\$789,000

3 Bedroom, 3.00 Bathroom, 2,339 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

OPEN HOUSE, SATURDAY, AUGUST 23

from 1:30pm to 3:30PM: From the moment you arrive, you will notice the grand stature of this Jayman Built residence in Glacier Ridge, blending striking architectural style with exceptional craftsmanship. Perfectly positioned on a landscaped lot, its impressive curb appeal is matched only by the luxurious interior within. Step inside to an expansive and airy layout where every detail has been carefully considered. The front foyer leads to a private office designed for productivity and inspiration, away from the main living areas. Continue into the heart of the home, where a chef-inspired kitchen showcases two-tone textured cabinetry, pristine white quartz countertops, a White Diamond backsplash, and an expansive island with abundant built-in storage, including a pull-out garbage bin. The breakfast bar offers the perfect spot for casual meals or gathering with friends. Stainless steel appliances, including a gas range and integrated hood fan, make cooking a pleasure, while the walk-through pantry adds effortless functionality. The expansive living and dining area is illuminated by abundant natural light streaming through large windows, extending to a south-facing backyard designed for beauty and ease of care. A deck with gas BBQ line is perfect for morning coffee or evening grilling, while the lush grassy area is ideal for a trampoline, garden, or serene lounge space. Upstairs, the home flows into two distinct wings for ultimate privacy. The west



wing is your personal spa retreat, with a primary suite that accommodates a king-size bed and connects to a luxurious ensuite with a deep soaker tub, glass-enclosed shower, dual vanities, and a dedicated makeup counter. High-end tile and sleek fixtures elevate the space, while the walk-in closet connects directly to the laundry room through a discreet pocket door. The east wing offers two additional bedrooms, each with large closets, and a full four-piece bathroom. A versatile bonus room completes the level, perfect for a media lounge or play space. The unfinished basement, roughed in for a bathroom and featuring a finished separate side entrance, offers endless potential of adding another bedroom and a gym or recreation area for your family to enjoy. Additional highlights include six solar panels, Ring Video Doorbell and Floodlight camera, 5 Kasa Smart Light Switches, air conditioning, durable luxury vinyl plank flooring on the main level, luxury vinyl tile in bathrooms and laundry, and epoxy flooring in the double attached garage. This nearly new home offers style, space, and thoughtful design, ideal for a growing family or those who love to entertain. Minutes from Stoney Trail, enjoy quick access to the majestic Rocky Mountains and an easy five-minute drive to shopping, dining, and amenities galore. The community is surrounded by expansive walking and biking paths, making it easy to connect with nature from your doorstep.

Built in 2022

Essential Information

MLS® #	A2239531
Price	\$789,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,339
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	353 Edith Road Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway, Multiple Driveways
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Chandelier, Recessed Lighting, Smart Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop, Instant Hot Water, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	Real Broker
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