

37 Edith Manor NW

Calgary, Alberta

MLS # A2242064



\$729,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to the fantastic and desirable community of Glacier Ridge! This beautiful, modern 1840 Sqft home offers a blend of spacious living and thoughtful upgrades. When you enter, you’ll be greeted by a bright and expansive living room, with large windows that invite natural light to flood the space – perfect for cozy gatherings. The home also boasts 9-foot ceilings throughout the main level, adding to its airy and open feel. This property features a 2-bedroom finished LEGAL suite, ideal for guests, extended family, or potential rental income. The suite is complete with its own living space, making it both functional and private. You’ll also appreciate the finished professionally landscaped yard, designed for relaxation and outdoor enjoyment. The open-concept kitchen is a chef’s dream, featuring beautiful Quartz countertops, upgraded kitchen cabinets, stainless steel appliances, an upgraded backsplash, timeless cabinetry, and a double sink. Vinyl plank flooring and upgraded carpet underlay complete the look, adding both style and durability to the space. Pot lights throughout the main level illuminate every corner of this gorgeous home. The upper level houses 3 spacious bedrooms, including a primary suite that’s fit for a king or queen, complete with a luxurious 4-piece ensuite and a large walk-in closet. There’s also a bonus room and convenient laundry closet on the same floor. With easy access to local shopping – including Walmart, Dollar Store, Bottle Depot, major banks, T & T, clinics, and restaurants – everything you need is just a short walk or drive away. Plus, with the new Calgary C-train line planned just minutes away, commuting and exploring the city is a breeze.