

**312 Edith Place NW
Calgary, Alberta**

MLS # A2261867



\$734,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

GREAT PRICE / EXCELLENT HOME! 2 Master Bedrooms with full ensuites, main floor den, spice kitchen and pantry. This new 2,079 sq. ft. detached home with double attached garage is located in the highly desirable community of Glacier Ridge. The main floor offers a versatile den, a spacious great room with an electric fireplace, and a modern kitchen with quartz countertops, built-in appliances, pantry, and a spice kitchen with gas stove. Upstairs features three generous bedrooms including two primary suites with private ensuites, plus a bonus room. A total of 3.5 bathrooms. The basement is unspoiled and ready for your personal touch. Excellent location close to schools, shopping, and all amenities. See this one first!