

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!