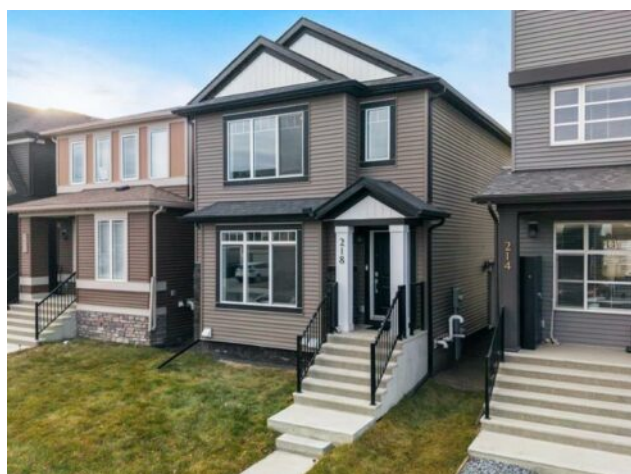


218 Edith Road NW
Calgary, Alberta

MLS # A2272370



\$599,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Welcome to Edith Road one of Glacier Ridge's most desirable streets with quick access to one of several nearby playgrounds. This detached two-storey offers a thoughtful, family-friendly layout with plenty of space for everyone. The main floor features an open concept living and dining area that flows seamlessly into the kitchen. This is truly a dream kitchen, complete with a peninsula breakfast bar, loads of cabinet space, and a window overlooking the backyard. The living and dining spaces are bright and inviting, perfect for hosting larger gatherings or cozy nights in. There's even a convenient office or reading nook tucked off to the side. A powder room and a well-designed mudroom area complete the main level. Upstairs, you'll find three comfortable bedrooms. The primary suite feels like a retreat, offering its own private ensuite with a stand-up shower and a generous walk-in closet. The upper-floor laundry room is a great bonus, with extra storage and room to handle the needs of a busy household. The two additional bedrooms are well-sized with excellent closet space. The main bathroom is perfect for a family. The vanity and extra shelving have plenty of space. The basement is undeveloped and ready for your ideas, with the added benefit of a side entrance, ideal for future possibilities such as extended family space or a potential suite (subject to city secondary suite bylaw approvals). Outside, the backyard is a great size with a gravel parking pad already in place, leaving room for a future garage and space to tailor the yard to your vision. Glacier Ridge is an exciting new community planned with incredible amenities, including a private residents' facility with a banquet hall, gymnasium, splash park, skating ribbon and rink, playground, tennis courts, basketball court, extensive walking paths, and a tobogganing hill. Several new

playgrounds are already taking shape throughout the neighbourhood. You'll love the convenient access to major roadways, restaurants, and shopping including Beacon Hill, Costco, T&T Market, and Sobeys, all just minutes away. Don't miss your opportunity to call this fantastic home your own. Book your showing today!