

**20 Edith Crescent NW  
Calgary, Alberta**

**MLS # A2276061**



# \$814,900

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Space Heater	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		
<b>Inclusions:</b>	N/A		

20 Edith Crescent NW in Glacier Ridge. Detached family home with a proper bonus room and a fully legal 1 bedroom basement suite. You get 4 bedrooms, 3.5 bathrooms, and a layout that works day to day. The main floor features an 18 foot open to below living room with oversized windows and a fireplace. The kitchen is upgraded with two tone cabinetry to the ceiling, full height tile backsplash, chimney hood fan, gas range, built in microwave, quartz counters, and a large island with seating. Upstairs is built for families. Bonus room, primary bedroom with ensuite and walk in closet, two additional bedrooms, and a full 4 piece bath. Downstairs, the legal suite is a complete setup with a full kitchen, full bathroom, and 1 bedroom. It has a private side entrance, separate laundry, and a clear utility setup, so it feels like its own space. Use it as a mortgage helper, multi generational living, or a private guest suite. Outside, both the front and back yards are already finished, which is rare at this price point. Add 10 solar panels and 200 amp service and you have a home that looks great, lives well, and gives you options long term.