# \$791,700 - 308 Edith Place Nw, Calgary

MLS® #A2187947

# \$791,700

3 Bedroom, 3.00 Bathroom, 2,016 sqft Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this new build Shane Home, available for possession in April 2025. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the owner's bedroom and secondary bedrooms Luxurious rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living Glacier Ridge offers natural beauty and convenient access to amenities. Please note, images are illustrative, and elevation and finishes may vary. Photos are representative.



**Bathrooms** 

## **Essential Information**

MLS® # A2187947
Price \$791,700
Bedrooms 3

3.00

Full Baths 2

Half Baths 1

Square Footage 2,016







Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 308 Edith Place Nw

Subdivision Glacier Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3R2C9

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone

Counters

Appliances Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Decorative, Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Street Lighting

Roof Asphalt Shingle

Construction Stone, Stucco, Vinyl Siding, \

Foundation Poured Concrete

### **Additional Information**

Date Listed January 15th, 2025

Days on Market 88

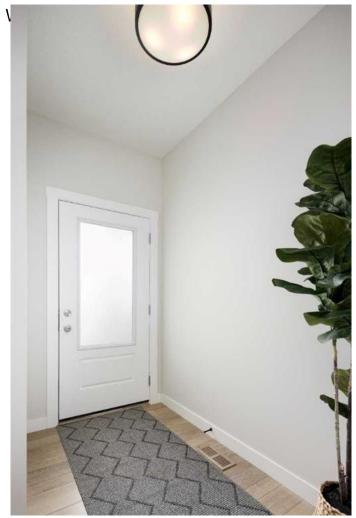
Zoning R-G

HOA Fees 400

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.



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