



**GRASSROOTS**  
REALTY GROUP

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**153 Edith Villas NW**  
**Calgary, Alberta**

**MLS # A2230604**



**\$875,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,610 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 153 Edith Villas NW, a beautifully designed and thoughtfully upgraded modern 3 Bedroom,&nbsp;2.5 Bath Family Home located in the sought-after Northwest (NW) Community of Glacier Ridge.&nbsp; This home offers the perfect blend of style and functionality across three spacious levels. The main floor features a grand foyer with a soaring 10'8" ceiling, an open-concept layout with 9' ceilings, and a generously sized Den &ndash; ideal for your home office. Bright and spacious Living and Dining areas are enhanced by Hunter Douglas window coverings and flow seamlessly into the chef-inspired Kitchen, complete with a large center island with eating bar, Quartz countertops, a Walk-Through Pantry with Butler&rsquo;s Counter, and High-End KitchenAid Stainless Steel Appliances including a Gas Cooktop and Built-in Oven. Heading upstairs, a spacious Bonus Room provides additional living space, while the tranquil Primary Bedroom features a 5-piece spa-inspired Ensuite with Dual Walk-in Closets, His & Her Vanity, a separate makeup Vanity, a Tiled Shower, and a deep Soaker Tub &mdash; perfect for unwinding at the end of the day. Two additional well-sized Bedrooms, a 5-piece Bath with Double Vanity, and a conveniently located Laundry Room complete the fabulous Upper Level. Throughout the home, you'll appreciate the modern, stylish finishes and attention to detail that create a warm and contemporary atmosphere. The Basement is ready for your future development and offers excellent potential with its extra-height ceiling, Separate Side Entrance, Bathroom Rough-in, and existing mechanical setup that's well-suited for a future Legal Suite. The home features two furnaces and Central Air Conditioning, enhancing comfort and allowing for efficient temperature control. Additional upgrades include a Tankless On-Demand Water Heater (2 years old) and

a full Plumbing System Flush completed 1 year ago. Step outside to enjoy a fully Landscaped and Fenced Yard with a Deck and Gas Hookup – perfect for relaxing or entertaining guests! An insulated double attached garage with a 220V outlet for EV charging completes this exceptional home. Don't miss your chance to own this stylish and well-equipped home with thoughtful upgrades throughout!