



GRASSROOTS
REALTY GROUP

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52 Edith Gate NW
Calgary, Alberta

MLS # A2295677



\$609,999

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,569 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, 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, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

**** OPEN HOUSE ON APRIL 05 FROM 1.00PM to 4.00PM****Welcome to your dream home in Glacier Ridge! This beautiful duplex with a finished basement and detached double garage offers over 2,200 sq. ft. of developed living space in one of NW Calgary's most desirable communities. Step inside and be greeted by 9' ceilings, 8' doors, and luxury vinyl plank flooring throughout the main level. The open-concept layout includes a versatile flex space—perfect for a reading nook, home office, or small formal living area—plus a spacious dining nook, stunning kitchen, and inviting great room. The chef-inspired kitchen features quartz countertops, white soft-close cabinetry, a bold black island, ample pot lighting, and upgraded high-end appliances. The great room is ideal for entertaining family and friends, with direct access to the completed deck with privacy screen via the convenient mudroom. Upstairs, you'll find three bedrooms, two bathrooms, and a dedicated laundry room with built-in linen storage. The primary suite includes a walk-in closet and a private ensuite with a walk-in shower, while both additional bedrooms also feature walk-in closets. The professionally finished basement offers even more living space, including a large rec room, wet bar, fourth bedroom, and full 4-piece bath—perfect for guests or family movie nights. Located close to shopping, restaurants, Costco, and Symons Valley Ranch Market, this home combines luxury, functionality, and location.