



GRASSROOTS
REALTY GROUP

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125 Edith Gate NW
Calgary, Alberta

MLS # A2295954



\$644,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,614 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, See Remarks, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: NA

An exceptional opportunity in the sought-after community of Glacier Ridge, this recently built, fully finished semi-detached corner residence with a legal basement suite offers over 2,200 sq. ft. of thoughtfully curated living space, blending modern design with investment-grade versatility, the property also features fresh paint throughout and positioned on a premium corner lot, the home is bathed in natural light and showcases striking contemporary curb appeal. Inside, the main level is defined by soaring 9-ft ceilings and an airy open-concept layout designed for both elevated everyday living and effortless entertaining. The chef-inspired kitchen is a standout, featuring stainless steel appliances, a chimney-style hood fan, built-in microwave, a central island, elegant cabinetry, mosaic tile backsplash, and a spacious walk-in pantry—all seamlessly connected to the dining and living areas. Upstairs, the private quarters are equally refined. The primary retreat offers a walk-in closet and a spa-inspired 3-piece ensuite with double vanity and a sleek glass shower. Two additional bedrooms, a full bath, upper-level laundry, and a versatile bonus room—perfect for a media lounge or family retreat—complete the upper level. The fully finished legal basement suite elevates this home to a rare investment opportunity, offering complete independence with its own kitchen, bedroom, full bathroom, separate laundry, and flexible living space—ideal for rental income, extended family, or executive guests. Set within one of the city’s most promising and rapidly growing communities, this property represents a seamless blend of modern luxury, smart design, and long-term value. Book your private showing today, this one won’t last