



**30 Edith Manor NW
Calgary, Alberta**

MLS # A2302208



\$619,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,733 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Dishwasher, Dryer, electric stove, microwave, chimney hood fan, refrigerator, washer, window coverings

Stunning 2023 Morrison-built home in the vibrant & rapidly growing community of Glacier Ridge. Thoughtfully designed with both style & functionality in mind, this home showcases extensive upgrades throughout, including wainscoting, designer lighting, upgraded door handles, faucets, appliances, window coverings, bathroom vanities, backsplash, & elegant tile work. The home's desirable West-facing front exposure & East-facing backyard fills the living spaces with natural light throughout the day, allowing you to enjoy Calgary's beautiful sunsets & sunrises. The main floor features a versatile bedroom, perfect for a home office, guest suite, or multi-generational living. At the heart of the home is the impressive cantilevered kitchen, a sought-after design that extends beyond traditional cabinetry to create additional workspace, enhanced storage, & a more open, spacious feel. Complete with premium builder upgrades, custom cabinetry, upgraded tile flooring, & a large walk-in pantry, this kitchen is perfectly designed for everyday living & entertaining alike. The rear deck—an ideal setting for morning coffee, summer barbecues, or gatherings with family & friends. Upstairs, a sun-filled West-facing bonus room provides flexible living space for a media room, playroom, or family lounge. The upper level also offers three generously sized bedrooms, two full bathrooms, & a convenient laundry room featuring upgraded washer & dryer. The partially developed walk-out basement with rough-ins offers incredible future potential. Whether you're envisioning a legal suite, a home gym, theatre room, or additional recreational space, the possibilities are endless. This is a rare opportunity to own a highly upgraded, contemporary home in one of Northwest Calgary's most sought-after new communities. School catchments include: Royal Oak School (K–4) | Arbour

Lake School (Grades 5–9) | Robert Thirsk High School (Grades 10–12) Don't miss your opportunity to make this exceptional property yours.