



**30 Edith Manor NW
Calgary, Alberta**

MLS # A2302208



\$635,000

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

2023 Morrison-built home in the vibrant & rapidly growing community of Glacier Ridge. Interior features include — wainscoting, upgraded lights, door handles, faucets, appliances, window coverings, bathroom vanities, backsplash & tile work throughout. The abundance of natural light with a West-facing front & East-facing backyard—perfect for enjoying both Calgary’s stunning sunsets & sunrises. The main floor features a bedroom ideal for a home office or guest space. The open-concept layout seamlessly blends style & function, highlighted by a modern kitchen with premium builder upgrades, a spacious walk-in pantry, upgraded tile flooring, & custom cabinetry throughout all bathrooms. Step outside to the rear deck—an inviting space to enjoy your morning coffee, host summer barbecues, or entertain family & friends. Upstairs, a sun-filled west-facing bonus room offers the perfect setting for a media lounge, playroom, or additional living space. This level features three generously sized bedrooms, two full bathrooms, & a convenient upper-level laundry room with an upgraded washer & dryer. The partially developed walk-out basement with rough-ins presents incredible future potential—whether you envision a legal suite, home gym, theatre, or a personalized recreational space. This is a rare opportunity to own a highly upgraded, contemporary home in this highly sought-after community. Don’t miss your chance to make it yours. Royal Oak School (K–4) Arbour Lake School (5–9) Robert Thirsk High School (10–12) Open House April 25 from 12:00 - 2:00 pm & April 26 from 12:00-4:00 pm