



264 Edith Place NW
Calgary, Alberta

MLS # A2316203



\$719,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees		

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water

Inclusions: 10 Solar Panels (as per builder description)

MAIN FLOOR BEDROOM & FULL BATHROOM | 4 BEDROOMS ABOVE GRADE | 4,639 SQFT CORNER LOT | NO ZERO LOT LINE | ALMOST 2,000 SQFT ABOVE GRADE | SIGNIFICANT REMAINING FIRST YEAR WARRANTY | EV CHARGING OUTLET | 10 SOLAR PANELS | WATER SOFTENER & FILTRATION SYSTEM | WINDOW COVERINGS COMPLETED Welcome to 264 Edith Place NW in the highly sought after community of Glacier Ridge. Taking possession in early 2026 as a brand new Jayman BUILT home, the current owners have already completed several valuable upgrades, allowing the next owner to enjoy many of the benefits of a new home while still benefiting from significant remaining FIRST YEAR WARRANTY coverage. The thoughtfully designed main floor features 9' ceilings and an open concept layout filled with natural light. The kitchen showcases QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, GAS RANGE, BUILT IN HOOD FAN, FRENCH DOOR REFRIGERATOR WITH ICE MAKER, WALK IN PANTRY, and a large ISLAND overlooking the dining area and great room. A standout feature is the MAIN FLOOR BEDROOM with WALK IN CLOSET and Direct Access to a FULL BATHROOM, ideal for multi generational living, guests, or a private home office. Upstairs offers THREE ADDITIONAL BEDROOMS including a spacious primary retreat with DUAL VANITIES, SOAKER TUB, SEPARATE SHOWER, WALK IN CLOSET, and INCLUDED BIDET. A central BONUS ROOM and upper floor LAUNDRY ROOM complete the level. The unfinished basement features 9 FOOT CEILINGS and a BATHROOM ROUGH IN, providing excellent future development potential. Situated on a rare 4,639 SQ.FT. CORNER LOT WITH NO ZERO LOT LINE, this property offers additional outdoor space, greater privacy, and reduced

future fencing requirements compared to many newer homes. The DOUBLE ATTACHED GARAGE includes a EV CHARGING OUTLET already installed. Additional upgrades include WINDOW COVERINGS THROUGHOUT, a WATER SOFTENER, and a WATERDROP REVERSE OSMOSIS DRINKING WATER SYSTEM. Built with Jayman's Core Performance package, this home also features 10 SOLAR PANELS, TRIPLE PANE WINDOWS, NAVIEN TANKLESS HOT WATER SYSTEM, HRV, UV AIR PURIFICATION SYSTEM, HIGH EFFICIENCY FURNACE WITH MERV 13 FILTRATION, BUILTGREEN CANADA STANDARDS, and SMART HOME TECHNOLOGY. Residents of Glacier Ridge enjoy access to THE VILLAGE RESIDENTS ASSOCIATION featuring a splash park, playgrounds, skating ribbon, ice rink, tennis and basketball courts, gymnasium, and community gathering spaces. Surrounded by parks, pathways, and future amenities, this exceptional home offers a rare combination of modern efficiency, thoughtful upgrades, and a highly functional family friendly layout. Home like this does not stay long on the market. Book your showing today before it is gone!