



**GRASSROOTS**  
REALTY GROUP

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**305 Edith Road NW**  
**Calgary, Alberta**

**MLS # A2320006**



**\$949,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,696 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Low Maintenance Landscape, No Neighbours Behind, St		

<b>Heating:</b>	Ceiling, Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Listing agent has interest in property. Minor paint work being done in bonus room. For further information about listing, please contact the agent.