



GRASSROOTS

REALTY GROUP

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**385 Edith Road NW
Calgary, Alberta**

MLS # A2322147



\$870,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,317 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional BUILT, located in the highly sought-after community of Glacier Ridge. Meticulously maintained and occupied for only one year, this stunning 3-level split offers over 2,300 sq. ft. of thoughtfully designed living space, combining modern elegance with high-performance, energy-efficient living. This NET ZERO home features a powerful solar energy system designed not only to offset utility costs but also generate surplus energy—offering the potential to feed back into the grid and earn credits or income. The main floor showcases a spectacular gourmet kitchen with a flush center island, stone countertops, pantry, and premium KitchenAid stainless steel appliances. The open-concept design flows seamlessly into the dining area and spacious great room, highlighted by a striking feature fireplace and views toward a dedicated office space. Rich hardwood flooring and upgraded finishes throughout the bathrooms and laundry enhance the home’s upscale appeal. The second level presents a luxurious primary retreat, complete with a spa-inspired ensuite featuring a glass shower, stand-alone soaker tub, double vanities, and a walk-through closet. A private sitting area with its own fireplace adds an extra layer of comfort and sophistication. The third level offers two additional bedrooms, a bright bonus room, and convenient upper-level laundry. The fully finished basement expands your living options with an additional bedroom, full bathroom, and a versatile living area with a stylish workspace—perfect for working from home. Loaded with Jayman’s premium Plus Fit & Finish upgrades, this home includes air conditioning, designer window coverings, and custom wallpaper throughout. Experience sustainable luxury and future-forward living in Glacier Ridge—a vibrant, growing community with exciting amenities and

strong long-term value. A rare opportunity to own a former show home with income-generating solar potential—don't miss it!