



GRASSROOTS
REALTY GROUP

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41 EDITH Gate NW
Calgary, Alberta

MLS # A2333235



\$669,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,569 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:	NA
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Welcome to this beautiful home in the heart of Glacier Ridge. This elegant property features 4 bedrooms, including a separate side entrance and a fully developed legal basement suite, perfect for extended family or guests. Step inside to discover modern upgrades throughout – including a gourmet kitchen, a Living room and a Mud room. The home boasts custom touches such as a fireplace, a cabinet, and quartz countertops in both the kitchen and bathrooms. The main level is perfect for entertaining, with a natural living room opening to a backyard and parking. The kitchen is a chef’s dream, equipped with upgraded cabinetry and stainless-steel appliances, all adjacent to a generous dining area. The upper level offers a family/lifestyle room for relaxation, 3 spacious bedrooms, including a sun-filled primary ensuite with a full bathroom and a walk-in closet. The fully finished legal basement suite features a separate side entrance, 1 additional bedroom, a full bathroom, offering endless possibilities for multi-generational living or potential rental income. The property comes with a double detached garage. The property is located near future community amenities, shopping, playgrounds, schools, and access to the highway. The property is a good home for Investors, first-time home buyers, etc. Don't miss out – book your private showing today!