



GRASSROOTS
REALTY GROUP

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150 Edith Green NW
Calgary, Alberta

MLS # A2345242

\$515,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,681 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Standard, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Perfectly positioned across from a green field and future school site, this beautifully maintained 1,681sq.ft. home offers exceptional care, style, and functionality in the thriving community of Glacier Ridge. Kept in pristine condition, the bright open-concept main level features 9-foot ceilings, durable luxury vinyl plank flooring, and expansive windows that fill the space with natural light. At the heart of the home, the chef-inspired kitchen boasts quartz countertops, stainless steel appliances with a built-in microwave, and a central island designed for effortless entertaining. The main level is completed by a generous dining area, a welcoming living room, and a rear mudroom providing direct backyard access. Upstairs, you'll find a versatile bonus room, dedicated laundry, and three spacious bedrooms, including a primary retreat with a walk-in closet and 4-piece ensuite. The unfinished basement with a separate side entrance offers outstanding potential for future development, complete with rough-ins for a bathroom and kitchen/wet bar. Enjoy peace of mind in a like-new home just minutes from major roadways, shopping, and everyday amenities. Book your showing today for what can be YOUR future home or property.