

\$608,800 - 120 Edith Place Nw, Calgary

MLS® #A2209642

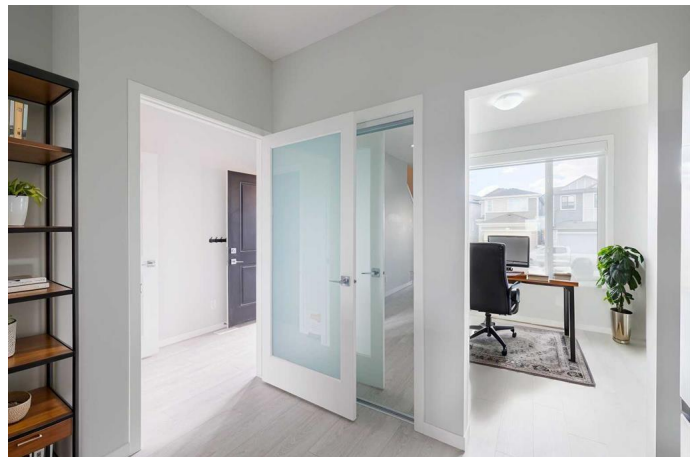
\$608,800

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.01 Acres

Glacier Ridge, Calgary, Alberta

THIS MOVE-IN READY HOME IS AN EXCEPTIONAL OPPORTUNITY! *PLEASE CHECK OUT THE VIDEO* **THIS HOME HAS AN ASSESSED VALUE OF \$636,000.00 FOR 2025 AS PER THE CITY OF CALGARY.** Spacious custom built Cedarglen well-designed bright open concept home featuring 1778 sq. ft., nine-foot ceilings, 3 bedrooms upstairs and 2.5 bathrooms. MAIN FLOOR DEN! FRONT AND BACK MUDROOMS! UPPER BONUS FAMILY ROOM! SECOND FLOOR LAUNDRY! WALK-OUT BASEMENT! Large windows maximize natural light throughout. Spacious 8'4" x 14'6" proper entry with wall mounted coat hooks, door to the lower level and door to the main living area. Luxury vinyl floors throughout the main floor of this home. Bright and spacious main floor flex room makes the perfect Den, Home Office or Study Area. This fabulous spacious well-designed kitchen offers a large 9'9" island with gleaming quartz countertop, double undermount sinks, dishwasher, additional cabinets, pull out garbage and recycle bins plus a breakfast bar. Additional counter space, full height melamine cabinets, deep storage drawers and walk-in pantry make this the perfect kitchen for prepping and serving food. Stainless Steel appliances include, French door fridge, five burner ceramic top range, chimney hood fan, built-in microwave and dishwasher. The open concept dining area is perfect for families or when entertaining. Bright



and sunny living room with large window that looks out to the deck. The spacious back entry features a built-in bench seat. French door opens to the large 16' x 9' east deck with iron railing and frosted privacy glass panels, a great extension for summer entertaining. Convenient two-piece bath off the back entry. The stairs and upper floor feature plush upgraded carpet and tile floors in the two bathrooms. Upper family bonus room is perfect for family movies, children's play area or a quiet retreat. Spacious and bright owner's suite offer room for a king size suite. Pocket door opens to a beautiful five-piece en-suite bathroom featuring an extended quartz vanity with two undermount sinks, cabinets and centre bank of drawers. Oversize walk-in shower and large walk-in closet with window. Two additional bedrooms with easy access to the perfectly designed "Jack and Jill" shared four-piece bathroom. Pocket door from the upper hallway opens to the convenient laundry room, featuring full-size front-loading washer and dryer and full wall of storage shelving. The unfinished walk-out basement with 645 sq. ft. and roughed in plumbing, makes this perfect for future development and extended living space for family. This home boasts modern features like recessed lighting, triple pane windows and custom window coverings. Parking pad for two vehicles and future garage with paved back lane make this home perfect! Steps away from the Fox-themed playground. Be an exciting part of this new Glacier Ridge Community

Built in 2024

Essential Information

MLS® #	A2209642
Price	\$608,800
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,778
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

Community Information

Address	120 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2E2

Amenities

Amenities	Park, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s), Bathroom Rough-in, French Door, Quartz Counters, Soaking Tub, Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range, Humidifier, Instant Hot Water, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Lawn,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	92
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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