

\$654,900 - 236 Edith Walk Nw, Calgary

MLS® #A2068061

\$654,900

3 Bedroom, 3.00 Bathroom, 1,765 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Exquisite & beautiful, you will be impressed by Jayman BUILT's Jasper model currently being built in the up & coming Northwest community of Glacier ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering a unique open floor plan featuring outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a WHIRLPOOL French Door refrigerator with icemaker, Electric slide in smooth top range, Panasonic microwave with trim kit and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room complimented with a railing. All nicely overlooking the lower Great Room with soaring 11 ft ceiling height. Discover the upper level where you will enjoy a full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite including a huge walk-in closet and 4pc en suite with oversized shower and dual vanities. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 6 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace



with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Elegant White QUARTZ counter tops in the Kitchen and baths, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.

Built in 2022

Essential Information

MLS® #	A2068061
Price	\$654,900
Sold Price	\$654,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	236 Edith Walk Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y5

Amenities

Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Off Street

Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2023
Date Sold	November 18th, 2023
Days on Market	118
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	JAYMAN REALTY INC.
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