

\$699,900 - 208 Edith Walk Nw, Calgary

MLS® #A2088040

\$699,900

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

***FULLY FINISHED PARK FACING**

BUNGALOW* Exquisite & beautiful, you will be impressed by Jayman BUILT's WATERTON 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 with VAULTED CEILINGS featuring outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with a beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a KITCHENAID French Door refrigerator with both water and icemaker, built-in wall oven/microwave combo, 36" gas cooktop and a designer BROAN power-pack built-in cabinet hood fan flowing nicely into the adjacent spacious dining room. All creatively overlooking the main living area with a bonus flex/den space nicely situated in the rear of the home overlooking the back yard-ideal for your home office. The Primary Suite overlooking the back deck boasts a lovely walk-in closet along side the beautiful full bath featuring an over sized shower and dual vanities, while the main floor laundry room offers ease of convenience. The FULLY FINISHED LOWER LEVEL showcases an expansive rec room, a full bath complimented with a tub and TWO MORE BEDROOMS, both with sizeable walk-in closets, great for friends and family - Cherish the lifestyle you and your family deserve in a



wonderful Community that you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 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 throughout, 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! Call to book your viewing today!

Built in 2022

Essential Information

MLS® #	A2088040
Price	\$699,900
Sold Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,391
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	208 Edith Walk Nw
Subdivision	Glacier Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y5

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 15th, 2023
Days on Market	27
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	JAYMAN REALTY INC.
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