

\$964,050 - 261 Edith Place Nw, Calgary

MLS® #A2116894

\$964,050

4 Bedroom, 3.00 Bathroom, 2,528 sqft

Residential on 0.14 Acres

Glacier Ridge, Calgary, Alberta

Glacier Ridge - 261 Edith Place NW: Quick possession opportunity. Under Construction. Welcome to this custom Emerald Model built by Shane Homes with 2,528 sq ft, 4 bedrooms, 3 full bathrooms, and an attached double car garage situated on a 171' deep lot in the new community of Glacier Ridge. The open main floor features a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, island with seating, walk-through spice kitchen with pocket door, pantry shelves, sink, and additional cooktop; large breakfast nook with patio doors to the backyard, living room featuring an electric fireplace with floating hearth; lifestyle room with french doors which can be used as a main floor bedroom and 3 pc full bathroom with walk-in shower. The upper level features a spacious layout with the primary bedroom at the rear of the home. The spacious primary bedroom features a walk-in closet and 5 pc ensuite with a separate soaker tub, walk-in shower, dual sinks, and separate toilet with door. The upper level includes 3 additional bedrooms - 2 bedrooms have walk-in closets; a large central bonus room, 5 pc main bathroom with 2 separate sinks, and a separate laundry room. The lower level remains unspoiled. Glacier Ridge is home to trails, future schools, parks, playgrounds, and the future Glacier Ridge Village Residents Association which will feature a private facility with a spray park, firepit, hockey rink, basketball courts + much



more. The community offers quick access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. Other lots and build opportunities, and pre-construction / new construction are available through the showhome at 405 Edith Road NW. Showhome Hours: Monday - Thursday: 2:00 - 8:00 PM. Weekends & Holidays: 12:00 - 5:00 PM. Call for more info!

Built in 2024

Essential Information

MLS® #	A2116894
Price	\$964,050
Sold Price	\$920,005
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,528
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	261 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	May 7th, 2024
Days on Market	46
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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