

\$699,900 - 160 Edith Way Nw, Calgary

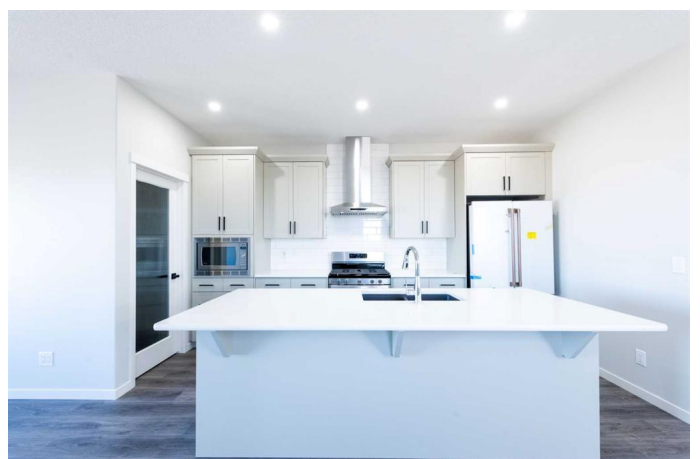
MLS® #A2130211

\$699,900

3 Bedroom, 3.00 Bathroom, 1,748 sqft
Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Welcome to your dream home in the NW community of Glacier Ridge. A BRAND NEW WALK OUT HOME with IMMEDIATE POSSESSION available. 3-Bed 2.5-Bath Spacious 1748 sq. ft. Brooklyn Model by Morrison Home with New Home Warranty. Enjoy 1,2,5, 10-year new home warranty for total PEACE OF MIND. Upon entrance, you'll notice a nice size closet. Main floor has a beautiful upgraded white kitchen with white quartz counter top. All the appliances are upgraded; gas stove, GE Café® Refrigerator, built-in Oven, a chimney hood fan. Additional spacious pantry. Main floor also has a huge bright living room, spacious dining area and a separate enclosed flex room/den. Main level complete with a half bath room. 9 FOOT CEILINGS throughout the main level. Vinyl plank flooring. There is a huge deck leading from the living room. Upgraded door to the deck with built in hide away blinds. Upgraded Deck is secured with aluminium railing with stairs to the back yard lawn. Deck has a BBQ connection for your summer enjoyment. Upstairs you'll find a spacious master bedroom with huge windows, with a walk-in closet and upgraded 4pc ensuite with window. 2 additional bedrooms with a common wash room, and a convenient UPPER FLOOR LAUNDRY. A spacious BONUS ROOM completes the upper floor. Fully unfinished walkout Basement is ready for your future development with rough-in plumbing with 3 huge windows, 200 AMP Electrical Panel



ready for legal basement. 9ft Basement Ceiling. Deep Sump Pump with discharge pipe to storm sewer. Wiring ready for the legal basement. 110V 15Amp Electrical for Future Detached Garage, Upgraded 75 Gallon Gas Hot water tank.

The location is very convenient, easy access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. 10 minutes away to shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, restaurants, green spaces and a playground are near by. Gravel pad in the back can be converted in the future to a double detached garage. Grab this house before it goes! Act fast and start living your dream life style in Glacier Ridge.

Built in 2023

Essential Information

MLS® #	A2130211
Price	\$699,900
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	160 Edith Way Nw
Subdivision	Glacier Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R2C3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	July 16th, 2024
Days on Market	69
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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