

\$674,900 - 33 Edith Gate Nw, Calgary

MLS® #A2134881

\$674,900

5 Bedroom, 4.00 Bathroom, 1,565 sqft

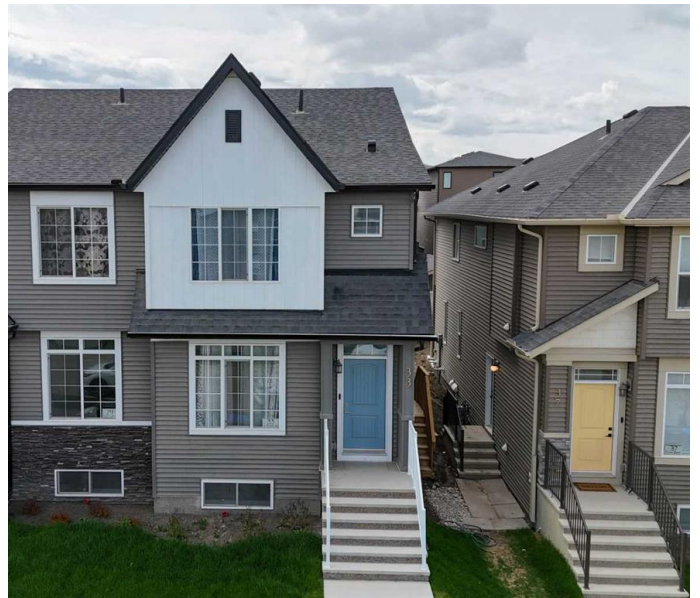
Residential on 0.01 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this exquisite 2022-built home in the sought-after Glacier Ridge community. This meticulously upgraded residence offers 1564.77 sq. ft of contemporary living space, thoughtfully designed with high-end finishes and smart home features for modern living.

Interior Features Like 9ft Ceiling, Pot Lights Throughout The home is elegantly illuminated with recessed lighting, providing a bright and stylish ambiance, Luxury Vinyl Plank (LVP) Flooring throughout the entire home—no carpet, Staircase Railings, Electric Fireplace, Abundant natural light flows through oversized windows, Smart Switches with Dimmer, Video Doorbell, Smart Thermostat, and many more.

Main Floor Features: Living Room: A comfortable space for relaxation and entertaining, enhanced by an electric fireplace that adds warmth and elegance to the living area + Dining Room: Perfect for family meals and gatherings + Family Room: A versatile space for everyday living. Kitchen: Equipped with stainless steel appliances and upgraded features including Quartz Countertops, Pendant Lights Over the Kitchen Island, and a Powerful Quiet Chimney: The efficient and silent chimney system maintains a clean and smoke-free kitchen, Smart Gas Range, Top-Tier Fridge with Water/Ice Dispenser: Combines luxury and practicality with a built-in water and ice dispenser. Upper Floor Features: Master Bedroom: A spacious retreat with an ensuite bathroom and walk-in closet. Two Additional Bedrooms: Each features a



walk-in closet, ample storage, a 4-piece Washroom + Smart Laundry Set with Steam Function: Advanced laundry care with a convenient steam function. Basement Features: Legal Basement +Side Entrance + Kitchen: Fully equipped kitchen for added functionality and convenience + Rec Room: Spacious recreational room ideal for entertainment and relaxation + Two Bedroom + Washroom: Fully equipped bathroom for basement occupants + Utility Room: Dedicated space for utilities and storage + Stacked Laundry. The garage is fully insulated and comes with a convenient remote opener. Outdoor Lighting: Enhances both safety and curb appeal. This home seamlessly blends modern amenities with luxurious touches, making it an ideal choice for those seeking a contemporary lifestyle in the vibrant Glacier Ridge community. Experience unparalleled comfort and sophistication in this upgraded gem. It is located in a thriving new neighborhood with parks and playgrounds. Easy access to Shaganappi Trail, Stoney Trail, nearby shopping centers like Costco, T & T Supermarket, and all other amenities. Don't miss out on this opportunity to own your Brand-new home!

Built in 2022

Essential Information

MLS® #	A2134881
Price	\$674,900
Sold Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,565
Acres	0.01

Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	33 Edith Gate Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 7th, 2024
Days on Market	14
Zoning	R-Gm
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Central
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