

\$766,000 - 159 Edith Drive Nw, Calgary

MLS® #A2140949

\$766,000

5 Bedroom, 4.00 Bathroom, 1,822 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this brand new detached house in Glacier Ridge with a LEGAL SUITE (MORTGAGE HELPER), perfectly positioned to offer both space and convenience. Boasting a total of 3+2 bedrooms, a generous bonus room, and 3.5 baths, this home is designed to accommodate modern family living with style and comfort.

Main Level

Bright and Inviting Living Space: Upon entering, you are greeted by a bright and inviting living space.

Flexible Room: A good-sized room on the left-hand side can be used as an office or computer room.

Open-Concept Layout: Seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for both daily living and entertaining.

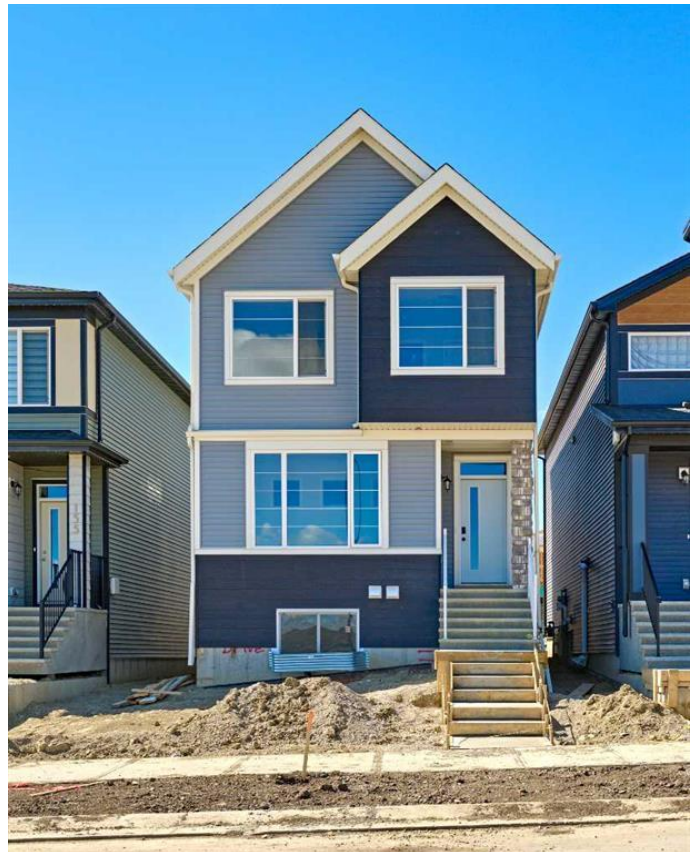
Well-Appointed Kitchen: Features sleek cabinetry, stainless steel appliances, and ample counter space, making meal preparation a breeze.

Cozy Dining Area: Adjacent to the kitchen, the dining area offers a cozy spot for family meals or gatherings with friends.

Upper Level

Spacious Master Suite: Complete with a private en-suite bath, providing a tranquil retreat at the end of the day.

Additional Bedrooms and Bath: Two additional bedrooms and a full bath round out the upper



level, offering plenty of space for family members or guests.

Bonus Room: A generous bonus room adds convenience and additional living space for the family.

Legal Basement Suite

Fully-Finished 2-Bedroom Suite: One of the standout features of this property is the fully-finished 2-bedroom legal basement suite built by the builder.

Versatile Use: This suite not only provides a fantastic rental income opportunity but also adds flexibility to the living arrangements. It can be used as an in-law suite, home office, or guest accommodation—the possibilities are endless.

Outdoor Space and Location

Expansive Lot: Offers plenty of outdoor space for gardening, play, or relaxation.

Unbeatable Location: Easy access to all the amenities you could desire. From shopping centers and restaurants to parks and schools, everything you need is just a stone's throw away.

Additional Features

Double Car Garage Pad: Includes plenty of parking space.

Modern Finishes: Features modern finishes throughout the home.

With its prime location, versatile living spaces, and income-generating potential, this property presents a unique opportunity that is not to be missed. Schedule your private showing today and enjoy your visit!

Built in 2024

Essential Information

MLS® #	A2140949
Price	\$766,000
Sold Price	\$750,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold



Community Information

Address	159 Edith Drive Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024
Date Sold June 28th, 2024
Days on Market 15
Zoning R-G
HOA Fees 0.00

Listing Details

Listing Office Skyrock

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