

\$674,900 - 41 Edith Gate, Calgary

MLS® #A2143684

\$674,900

4 Bedroom, 4.00 Bathroom, 1,569 sqft

Residential on 0.05 Acres

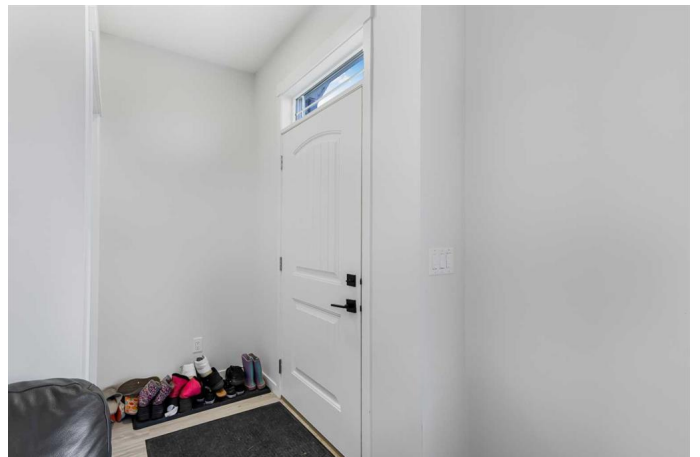
Glacier Ridge, Calgary, Alberta

Welcome to this exquisite 2023-built home in the highly sought-after Glacier Ridge community. Offering 1,568.72 sq. ft of contemporary living space, this meticulously upgraded residence is designed with high-end finishes and smart home features for modern living.

The interior features 9ft ceilings that create a spacious and airy atmosphere. Luxury Vinyl Plank (LVP) flooring ensures durability and elegance throughout the entire home, while sophisticated staircase railings and an electric fireplace enhance the living area's warmth and elegance. Oversized windows allow abundant natural light to flow through, creating a bright and inviting space.

On the main floor, the living room offers a comfortable space for relaxation and entertaining, complete with an electric fireplace. The dining room is perfect for family meals and gatherings, and the family room provides a versatile space for everyday living. The kitchen is equipped with stainless steel appliances, quartz countertops, pendant lights over the kitchen island, a powerful quiet chimney, an electric range, and a top-tier fridge with a water/ice dispenser.

The upper floor features a master bedroom that serves as a spacious retreat with an ensuite bathroom and walk-in closet. Two additional bedrooms, each with a walk-in



closet and ample storage, a 4-piece washroom, and a convenient laundry set complete this level.

The legal basement suite with a side entrance offers additional living space and functionality. It includes a fully equipped kitchen for added convenience, a rec room ideal for entertainment and relaxation, one bedroom and a washroom that are comfortable and fully equipped for basement occupants, a utility room dedicated to utilities and storage, and stacked laundry.

The home also includes a 2-car garage with a remote door 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. Located in a thriving new neighborhood with parks and playgrounds, it offers easy access to Shaganappi Trail, Stoney Trail, and nearby shopping centers like Costco and T & T Supermarket.

Don't miss this opportunity to own this beautiful home!

Built in 2023

Essential Information

MLS® #	A2143684
Price	\$674,900
Sold Price	\$686,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,569

Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	41 Edith Gate
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	Chandelier, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 6th, 2024
Days on Market	15
Zoning	R-Gm
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.