

\$756,900 - 261 Edith Road Nw, Calgary

MLS® #A2145701

\$756,900

3 Bedroom, 3.00 Bathroom, 1,884 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

**** ALERT â€“ NEW MORTGAGE INFO **** This home qualifies for the 30-year amortization for first-time buyers' mortgages **** Jayman Financial Brokers now available to sign-up ****

****BEAUTIFUL HOME WITH SIDE ENTRANCE****Welcome to the up-and-coming Northwest community of GLACIER RIDGE******A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and beautiful living space featuring craftsmanship & design. Boasting a beautiful elevation with the EXTRA FIT & FINISH complimented with the professionally designed Down to Earth Colour Palette. You will discover this outstanding floor plan featuring a gorgeous open living area that maximizes every inch of space to provide function, design and beauty all packaged nicely together for you and your family to enjoy. As you enter, you seamlessly enter the generous foyer that transitions past the closed in Flex Room or Den that has a walk-in closet and are then warmly welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with gorgeous QUARTZ countertops, sleek stainless steel appliances with upgraded GAS RANGE and Broan power pack built-in cabinet hood range, French Door Refrigerator with internal ice and water along with a Built-in Wall Oven and Microwave Combo, spacious walk-in pantry, designated dining room and large great room that expands from wall to wall creating an ideal living space for all to enjoy. Explore the upper level where you will discover the



Primary Suite that features a "spa like" en suite showcasing an over sized shower and walk-in closet. Enjoy the two additional sizeable bedrooms, full bath and nicely situated centralized Bonus Room and convenient 2nd floor spacious laundry room with folding counter to complete the upper level. The lower level boasts 9 foot basement ceiling height and awaits your great design ideas to finish. Additional Features include a convenient side entrance, 11x10 deck with BBQ gas line and 3-piece rough-in plumbing in the basement, iron spindle railing added to the stairs and upgraded gas range in kitchen. Jayman's additional inclusions: Core Performance with 10 Solar Panels, BuiltGreen Canada Standard, with an EnerGuide Rating, UV-C Ultraviolet light air purification system, high efficiency furnace with Merv 13 filters & HRV unit, Navien-Brand tankless hot water heater, triple pane windows and Smart Home Technology. Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!

Built in 2024

Essential Information

MLS® #	A2145701
Price	\$756,900
Sold Price	\$756,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,884
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	261 Edith Road Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C7

Amenities

Amenities	Dog Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	November 19th, 2024
Days on Market	130
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office Jayman Realty Inc.

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