

\$740,000 - 377 Edith Road Nw, Calgary

MLS® #A2158932

\$740,000

3 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 0.09 Acres

Glacier Ridge, Calgary, Alberta

3 BED | 2.5 BATH | SIDE ENTRANCE | RG
ZONED | AIR CONDITIONING | BACK ALLEY
ACCESS | UPGRADED THROUGHOUT

****2022 Home in Calgary NW's Prestigious
Glacier Ridge Community!****

Step into this beautiful 2022-built home and immediately notice the luxurious upgrades that set it apart. As you walk through the front door, you're greeted by sleek vinyl flooring that extends throughout the main and upper floors, creating a seamless flow from room to room. The open-concept living area is bathed in natural light, highlighting the modern finishes and thoughtful design.

Move into the chef's kitchen, where top-of-the-line stainless steel appliances await your culinary creations. A gas range, chimney hood fan, and built-in microwave are just a few of the premium features that make this kitchen a dream. Triple-pane windows enhance the home's energy efficiency and ensure a peaceful, quiet environment. Added central air conditioning provides year-round comfort, while the tankless water heater offers on-demand hot water with exceptional efficiency, reducing energy costs and space requirements.

Venture upstairs to discover three spacious bedrooms and a versatile bonus room, perfect for a home office, play area, or additional living space. The primary suite is a true retreat, offering a luxurious 5-piece ensuite with a deep soaking tub, a separate shower, and dual sinks. The walk-in closet provides ample



space for all your wardrobe needs. Two additional bedrooms share a well-appointed full bathroom, while the upgraded laundry room, complete with front-load washer and dryer, adds convenience to your daily routine. The unfinished basement is a blank canvas, ready for your personal touch—endless options including a legal basement suite (Subject to City of Calgary permits and approval). With a separate side entrance and RG zoning, this property offers excellent investment potential, especially with the back alley providing additional parking options, ideal for tenants or RV storage.

This home is perfectly positioned for those who appreciate both convenience and nature. You're just a short drive from the mountains, the airport, and major routes like Stoney Trail. Glacier Ridge Village, set to open soon, will offer residents a wealth of amenities, making this community an even more desirable place to call home.

Glacier Ridge marks the beginning of something new for northwest Calgary, with its sophisticated Modern Ranch style. The architectural guidelines draw inspiration from Western Canada's historic farmhouses and ranches, featuring homes influenced by craftsman, prairie, and mountain styles.

Glacier Ridge Village will soon offer a range of amenities, from skating rinks and walking paths to playgrounds, tennis courts, and an ice rink. Indoor facilities will include a gymnasium, rentable rooms for events, and gathering spaces.

Additionally, Glacier Ridge is just a stone's throw away from Sage Hill shopping, giving residents easy access to a wide array of stores, restaurants, and services.

Built in 2022

Essential Information

MLS® #	A2158932
Price	\$740,000
Sold Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,030
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	377 Edith Road Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 12th, 2024
Days on Market	68
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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