

\$1,019,000 - 109 Edith Villas Nw, Calgary

MLS® #A2167262

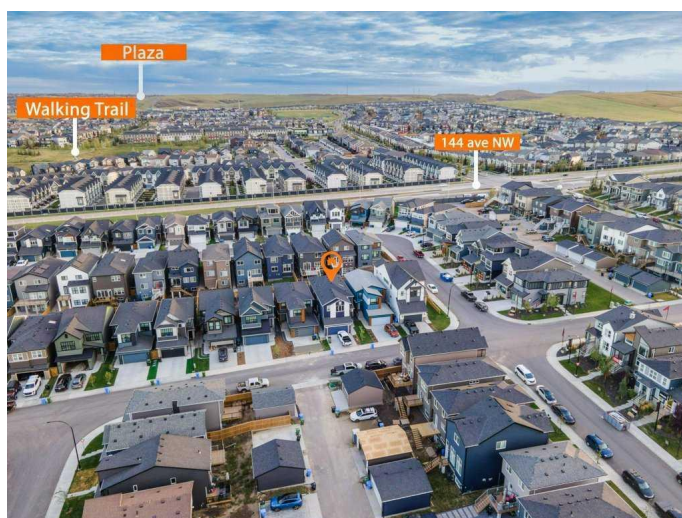
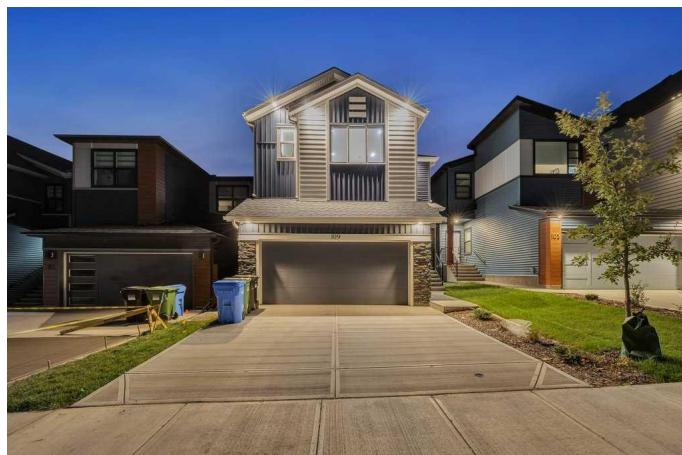
\$1,019,000

7 Bedroom, 5.00 Bathroom, 2,702 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this stunning house with LEGAL SUITE featuring House with a 10-foot main floor and a 9-foot basement foundation, 220 Volt charger in Garage, 7-bedrooms, 5-bathroom family home offering an expansive 3825 SqFt of living space, with LEGAL BASEMENT SUITE, Central Air conditioner. As you step through the elegant French front doors, you're greeted by an open foyer and a welcoming front living room. Across the hall, you'll find a main-level bedroom and a 3-piece bath with a walk-in showerâ€”perfect for accommodating a large family or as a home office for those who work from home. The heart of the home is the chef's kitchen, featuring sparkling white quartz countertops, built-in stainless steel appliances, an electric cooktop, full-height cabinets, and a large center island with barstool seating. For more complex meal prep, take advantage of the spice kitchen, which includes a gas stove, range hood, and walk-in pantry. The open-concept layout connects the kitchen, dining area, and family room, making it ideal for entertaining. Natural light floods the space through large windows and a door that lead to a spacious deck and room for outdoor dining. The dining area is anchored by an electric fireplace, adding both style and warmth. Upstairs features 4 generously sized bedrooms, 3 bathrooms, a laundry room, a bonus area with skylight. The primary bedroom with a feature wall is a luxurious retreat, featuring a private 5-piece ensuite with a deep



soaking tub, walk-in shower with bench seating, double vanity with a makeup counter, and a walk-in closet. Another bedroom with its own 3pc ensuite and a walk-in closet is perfect for big families. The other two generously sized bedrooms share a common bathroom, with one of the bedrooms featuring a convenient Jack and Jill layout. The upper level also includes a versatile bonus room and a convenient laundry room with ample storage potential. The LEGAL BASEMENT SUITE features a 9-foot foundation and includes two spacious bedrooms, a bathroom, a kitchen, a living area, and a separate laundry area. The outdoor space is just as impressive, with a large deck off the dining room, a staircase leading to a spacious backyard, and plenty of room for summer activities. Parking is a breeze with a front-attached double garage and ample street parking. This immaculate home is ready for your familyâ€™s schedule a showing today!

Built in 2023

Essential Information

MLS® #	A2167262
Price	\$1,019,000
Sold Price	\$970,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,702
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	109 Edith Villas Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Built-In Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Dining Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 22nd, 2024
Days on Market	33
Zoning	R-G
HOA Fees	400.00

HOA Fees Freq. ANN

Listing Details

Listing Office PREP Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.