



GRASSROOTS
REALTY GROUP

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**53 Edith Crescent NW
Calgary, Alberta**

MLS # A2218081



\$985,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,303 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows, Wired for Data		

Inclusions: Basement Appliances: Electric Range, OTR, Dishwasher, Fridge, Stacking Washer/Dryer

A Rare Gem: Luxury Living in Glacier Ridge! Over 3,177 sq feet of developed area! Welcome to your dream home in the prestigious Glacier Ridge community! This stunning 5-bedroom, 3-bathroom masterpiece offers luxury, comfort, and convenience in one perfect package. Featuring a fully legal 2-bedroom, 1-bath basement suite with 9-ft ceilings and Samsung appliances, this home is ideal for extended family or extra income. The main living areas boast a custom-designed kitchen with ceiling-height cabinets, an engineered stone seamless backsplash, KitchenAid double wall ovens, Samsung smart fridge with built-in tablet, and a Samsung Auto IQ washer and dryer. Lutron dimmable switches, under-cabinet lighting, an 8-ft glass pantry door, and champagne gold fixtures create a space that is both functional and stunning. The spacious living room is highlighted by wall-to-wall glass windows overlooking the backyard, a full-tiled feature wall with fireplace, stylish blinds and drapes, and integrated Sono speakers (4 total) with amplifier for premium sound. Upstairs offers four bedrooms plus a bonus room, with the master suite featuring a luxurious ensuite with a stand-alone tub, seamless full-glass shower with adjustable pressure, champagne gold plumbing, a large walk-in closet, LED mirrors, full-height and floating vanities, and extra-large triple-pane windows, even on the staircase, for incredible light and energy efficiency. Throughout the home, enjoy thoughtful upgrades like smart home integration (control lights, thermostat, garage door, laundry, fridge, speakers, and cameras via your phone), triple-pane windows, water softener, AC rough-in, upgraded lighting, full railing on stairs, TV brackets installed, and 8-foot doors throughout. The kitchen island includes a champagne gold soap dispenser and faucet, plus built-in garbage bins in cabinetry for a

seamless look. A garage security camera offers extra peace of mind. The legal basement suite features a modern L-shaped kitchen with extra cabinets, floating vanity, 9-ft ceilings in rooms, and Samsung appliances, offering a comfortable and stylish private living space. Located just 20 minutes from Cochrane and a little over an hour from Banff, with quick access to bike paths, parks, a shopping center, a sports complex, and a public library, this home combines luxury living with unbeatable convenience. Don't miss your chance to own this meticulously upgraded, move-in-ready masterpiece in Glacier Ridge! Some photos have been digitally staged.