



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

47 Edith Terrace NW
Calgary, Alberta

MLS # A2222235



\$689,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,586 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Air Conditioner, Solar System

Former Jayman Show Home | Open to Above Floor Plan | Unique Designer Masterpiece | Solar Panels & AC. Welcome to this exceptional 4-level split home in the thriving Northwest community of Glacier Ridge. A former Jayman BUILT show home, this residence is a true standout—showcasing a thoughtful blend of designer finishes, energy-efficient features, and a rare split-level layout that seamlessly balances style and functionality. From the moment you arrive, you’ll be impressed by the professionally landscaped, maintenance-free front yard, offering outstanding curb appeal. Step inside to a bright and inviting main living area, featuring a striking feature fireplace, expansive windows, and sleek LVP flooring that flows beautifully throughout the home. On the second level, discover a chef-inspired gourmet kitchen, boasting ample counter space, premium stainless steel appliances, upgraded cabinetry, and designer lighting—all anchored by a spacious dining area ideal for gatherings and entertaining. Naturally beautiful skylights and a split staircase take you to the upper level where you will discover two spacious master suites, each with its own private ensuite, offering privacy and comfort for family or guests. A central laundry room adds everyday convenience. The lower level offers soaring 10’+ ceilings, creating an open and airy recreation room, a third bedroom with walk-in closet, and a full bathroom—ideal for guests, teens, or extended family. Additional highlights include: Solar panels for reduced utility costs, upgraded tankless hot water system, AC, and energy-efficient features throughout. This home has been thoughtfully designed from top to bottom, showcasing the quality craftsmanship. Whether you’re upsizing, investing, or looking for a distinctive layout that stands apart—this is your

opportunity to own a show-stopping home in a growing community.