



GRASSROOTS
REALTY GROUP

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218 Edith Road NW
Calgary, Alberta

MLS # A2226743



\$614,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Refrigerator		

Welcome to this exceptional 2024-built home in NW Calgary, a perfect blend of modern elegance and functional design. This 3-bedroom, 2.5-bathroom home is packed with high-end upgrades and thoughtful details, making it one of the finest and most functional homes you'll come across. From the moment you arrive, the striking front elevation sets the stage for what's inside. Step into a huge and wide living area, a rare find in today's homes, offering ample space for relaxation and entertainment. The designated dining area adds to the home's practicality, providing the perfect setting for family meals and cherished moments. The heart of the home—the Gourmet kitchen—has been meticulously designed with upgraded Glossy cabinetry featuring gold handles, sleek quartz countertops throughout, and a stylish backsplash that enhances the modern aesthetic. Every element has been carefully chosen, from the chimney range hood fan that elevates the space to the built-in microwave and double-door refrigerator, ensuring both luxury and convenience. The kitchen peninsula offers additional workspace and seating, while the soap dispenser adds a touch of thoughtful functionality. The master suite is a true retreat, featuring a standing shower ensuite with premium finishes, while the additional bathrooms continue the theme of contemporary luxury. The laundry area has been upgraded with designer tiles and additional storage, providing both style and efficiency. Built with comfort in mind, the home features double-pane windows, ensuring energy efficiency and year-round coziness. Adding to its future potential, the home comes with an unfinished basement, complete with a side entrance, Great ceiling height and rough-in plumbing, offering endless possibilities for customization. The house comes with a gravel parking pad at the back. This

home is truly a rare gem, offering a perfect balance of modern luxury, thoughtful upgrades, and long-term potential. Don't miss out—contact us today to learn more and schedule your private viewing!