



**59 Edith Terrace NW
Calgary, Alberta**

MLS # A2230535

\$635,000



Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,613 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stunning Former Show Home, ideally located in the highly sought-after community of Glacier Ridge. This beautifully designed and functional residence is perfectly suited for your family's needs. Step inside to discover 9' ceilings on both the foundation and main floors, with notable upgrades including central air conditioning and built-in permanent holiday lighting, adding both comfort and charm throughout the year. The exceptional open-concept main level boasts an open-to-above living room, a generous dining area, a gourmet kitchen, and a versatile flex room/home office, along with a convenient 2-piece powder room. Expansive floor-to-ceiling windows flood the space with natural light, and the main floor is adorned with stylish hardwood flooring throughout. The chef-inspired kitchen is appointed with two-tone cabinetry, quartz countertops, a large island with eating ledge, stainless steel appliances, and a walk-in pantry—a perfect setting for both everyday living and entertaining. Upstairs, you'll find a luxurious primary bedroom complete with a walk-in closet and spa-like 5-piece ensuite bathroom. Two additional well-sized bedrooms, a shared full bathroom, and a convenient laundry room complete the upper level. Enjoy outdoor living with a west-facing backyard and a rear deck featuring aluminum railings and stairs, perfect for sunsets and relaxation. This home is loaded with all the high-end features expected in a show home, offering the finest in comfort, style, and functionality. Conveniently located with easy access to major roadways and minutes from popular shopping destinations including Costco, Co-Op, T&T Supermarket, and Walmart, this home truly offers the best of both luxury and location. Still under new home warranty, this property offers its future owner peace of mind and a move-in ready experience.