



GRASSROOTS
REALTY GROUP

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153 Edith Villas NW
Calgary, Alberta

MLS # A2230604



\$865,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,610 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 153 Edith Villas NW, a beautifully designed and thoughtfully upgraded modern 3 Bedroom, 2.5 Bath Family Home located in the sought-after Northwest (NW) Community of Glacier Ridge. This home offers the perfect blend of style and functionality across three spacious levels. The main floor features a grand foyer with a soaring 10'8" ceiling, an open-concept layout with 9' ceilings, and a generously sized Den – ideal for your home office. Bright and spacious Living and Dining areas are enhanced by Hunter Douglas window coverings and flow seamlessly into the chef-inspired Kitchen, complete with a large center island with eating bar, Quartz countertops, a Walk-Through Pantry with Butler’s Counter, and High-End KitchenAid Stainless Steel Appliances including a Gas Cooktop and Built-in Oven. Heading upstairs, a spacious Bonus Room provides additional living space, while the tranquil Primary Bedroom features a 5-piece spa-inspired Ensuite with Dual Walk-in Closets, His & Her Vanity, a separate makeup Vanity, a Tiled Shower, and a deep Soaker Tub — perfect for unwinding at the end of the day. Two additional well-sized Bedrooms, a 5-piece Bath with Double Vanity, and a conveniently located Laundry Room complete the fabulous Upper Level. Throughout the home, you'll appreciate the modern, stylish finishes and attention to detail that create a warm and contemporary atmosphere. The Basement is ready for your future development and offers excellent potential with its extra-height ceiling, Separate Side Entrance, Bathroom Rough-in, and existing mechanical setup that's well-suited for a future Legal Suite. The home features two furnaces and Central Air Conditioning, enhancing comfort and allowing for efficient temperature control. Additional upgrades include a Tankless On-Demand Water Heater (2 years old) and

a full Plumbing System Flush completed 1 year ago. Step outside to enjoy a fully Landscaped and Fenced Yard with a Deck and Gas Hookup – perfect for relaxing or entertaining guests! An insulated double attached garage with a 220V outlet for EV charging completes this exceptional home. Don't miss your chance to own this stylish and well-equipped home with thoughtful upgrades throughout!