



GRASSROOTS
REALTY GROUP

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120 Edith Place NW
Calgary, Alberta

MLS # A2237608



\$598,800

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,778 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: NONE

*OPEN HOUSE AUGUST 2nd 1:00pm to 5:00pm * WOW!! THIS MOVE-IN READY HOME IS AN EXCEPTIONAL OPPORTUNITY!
PLEASE CHECK OUT THE VIDEO **THIS HOME HAS AN ASSESSED VALUE OF \$636,000.00 FOR 2025 AS PER THE CITY OF CALGARY.** Spacious custom built Cedarglen well-designed bright open concept home featuring 1778 sq. ft., nine-foot ceilings, 3 bedrooms upstairs and 2.5 bathrooms. MAIN FLOOR DEN! FRONT AND BACK MUDROOMS! UPPER BONUS FAMILY ROOM! SECOND FLOOR LAUNDRY! WALK-OUT BASEMENT! Large windows maximize natural light throughout. Spacious 8'x4'6" proper entry with wall mounted coat hooks, door to the lower level and door to the main living area. Luxury vinyl floors throughout the main floor of this home. Bright and spacious main floor flex room makes the perfect Den, Home Office or Study Area. This fabulous spacious well-designed kitchen offers a large 9'x9' island with gleaming quartz countertop, double undermount sinks, dishwasher, additional cabinets, pull out garbage and recycle bins plus a breakfast bar. Additional counter space, full height melamine cabinets, deep storage drawers and walk-in pantry make this the perfect kitchen for prepping and serving food. Stainless Steel appliances include, French door fridge, five burner ceramic top range, chimney hood fan, built-in microwave and dishwasher. The open concept dining area is perfect for families or when entertaining. Bright and sunny living room with large window that looks out to the deck. The spacious back entry features a built-in bench seat. French door opens to the large 16'x9' x 9'x5' east deck with iron railing and frosted privacy glass panels, a great extension for summer entertaining. Convenient

two-piece bath off the back entry. The stairs and upper floor feature plush upgraded carpet and tile floors in the two bathrooms. Upper family bonus room is perfect for family movies, children's play area or a quiet retreat. Spacious and bright owner's suite offer room for a king size suite. Pocket door opens to a beautiful five-piece en-suite bathroom featuring an extended quartz vanity with two undermount sinks, cabinets and centre bank of drawers. Oversize walk-in shower and large walk-in closet with window. Two additional bedrooms with easy access to the perfectly designed "Jack and Jill" shared four-piece bathroom. Pocket door from the upper hallway opens to the convenient laundry room, featuring full-size front-loading washer and dryer and full wall of storage shelving. The unfinished walk-out basement with 645 sq. ft. and roughed in plumbing, makes this perfect for future development and extended living space for family. This home boasts modern features like recessed lighting, triple pane windows and custom window coverings. Parking pad for two vehicles and future garage with paved back lane make this home perfect! Steps away from the Fox-themed playground. Be an exciting part of this new Glacier Ridge Community!