



**GRASSROOTS**  
REALTY GROUP

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**353 Edith Road NW**  
**Calgary, Alberta**

**MLS # A2239531**



**\$799,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Glacier Ridge   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,339 sq.ft.  | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot                            |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Solar Panels, smart doorbell  |                   |     |

From the moment you arrive, you will notice the grand stature of this Jayman Built residence in Glacier Ridge, blending striking architectural style with exceptional craftsmanship. Perfectly positioned on a landscaped lot, its impressive curb appeal is matched only by the luxurious interior within. Step inside to an expansive and airy layout where every detail has been carefully considered. The front foyer leads to a private office designed for productivity and inspiration, away from the main living areas. Continue into the heart of the home, where a chef-inspired kitchen showcases two-tone textured cabinetry, pristine white quartz countertops, a White Diamond backsplash, and an expansive island with abundant built-in storage, including a pull-out garbage bin. The breakfast bar offers the perfect spot for casual meals or gathering with friends. Stainless steel appliances, including a gas range and integrated hood fan, make cooking a pleasure, while the walk-through pantry adds effortless functionality. The expansive living and dining area is illuminated by abundant natural light streaming through large windows, extending to a south-facing backyard designed for beauty and ease of care. A deck with gas BBQ line is perfect for morning coffee or evening grilling, while the lush grassy area is ideal for a trampoline, garden, or serene lounge space. Upstairs, the home flows into two distinct wings for ultimate privacy. The west wing is your personal spa retreat, with a primary suite that accommodates a king-size bed and connects to a luxurious ensuite with a deep soaker tub, glass-enclosed shower, dual vanities, and a dedicated makeup counter. High-end tile and sleek fixtures elevate the space, while the walk-in closet connects directly to the laundry room through a discreet pocket door. The east wing offers two additional bedrooms, each with large closets, and a

full four-piece bathroom. A versatile bonus room completes the level, perfect for a media lounge or play space. The unfinished basement, roughed in for a bathroom and featuring a finished separate side entrance, offers endless potential for a suite, guest space, or adding another bedroom and recreation area for your family to enjoy. Additional highlights include six solar panels, Ring Video Doorbell and Floodlight camera, 5 Kasa Smart Light Switches, air conditioning, durable luxury vinyl plank flooring on the main level, luxury vinyl tile in bathrooms and laundry, and epoxy flooring in the double attached garage. This nearly new home offers style, space, and thoughtful design, ideal for a growing family or those who love to entertain. Minutes from Stoney Trail, enjoy quick access to the majestic Rocky Mountains and an easy five-minute drive to shopping, dining, and amenities galore. The community is surrounded by expansive walking and biking paths, making it easy to connect with nature from your doorstep.