



GRASSROOTS
REALTY GROUP

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153 Edith Way NW
Calgary, Alberta

MLS # A2247146



\$729,999

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Forced Air, Other	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this new-built gem in the highly sought-after community of Glacier Ridge! This stunning east–west-facing home is flooded with natural light and offers 6 bedrooms, a bonus room with a door, and a convenient main-floor bedroom and full 3-piece bath. The bright, open-concept main level features soaring 9-foot ceilings, upgraded oversized windows, and a chef-inspired kitchen with gleaming quartz countertops, premium cabinetry, stainless steel appliances, and full-height tile in all bathrooms. Thoughtful touches include luxury vinyl plank flooring, a landscaped front yard, and upper floor laundry for ultimate convenience. The spacious primary suite is a true retreat, complete with a double vanity, walk-in closet, and elegant finishes. The builder-completed 2-bedroom LEGAL suite showcases oversized windows, its own living space, private kitchen, and separate laundry making it perfect for extended family, guests, or generating rental income. Ideally located just minutes from T&T Supermarket, Costco, Walmart, Co-op, banks, clinics, Anytime Fitness, daycares, and a variety of restaurants. This move-in-ready home is covered under new home warranty, offering peace of mind along with modern upgrades and unbeatable convenience. A rare find for families, multi-generational living, or savvy investors looking for both comfort and value.