



**GRASSROOTS**  
REALTY GROUP

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**47 Edith Terrace NW**  
**Calgary, Alberta**

**MLS # A2255935**

**\$689,900**



<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** Air Conditioner, Solar System

Former Jayman Show Home | Open to Above Floor Plan | Unique Designer Masterpiece | Solar Panels & AC. Welcome to this exceptional 4-level split home in the thriving Northwest community of Glacier Ridge. A former Jayman BUILT show home, this residence is a true standout—showcasing a thoughtful blend of designer finishes, energy-efficient features, and a rare split-level layout that seamlessly balances style and functionality. From the moment you arrive, you’ll be impressed by the professionally landscaped, maintenance-free front yard, offering outstanding curb appeal. Step inside to a bright and inviting main living area, featuring a striking feature fireplace, expansive windows, and sleek LVP flooring that flows beautifully throughout the home. On the second level, discover a chef-inspired gourmet kitchen, boasting ample counter space, premium stainless steel appliances, upgraded cabinetry, and designer lighting—all anchored by a spacious dining area ideal for gatherings and entertaining. Naturally beautiful skylights and a split staircase take you to the upper level where you will discover two spacious master suites, each with its own private ensuite, offering privacy and comfort for family or guests. A central laundry room adds everyday convenience. The lower level offers soaring 10’+ ceilings, creating an open and airy recreation room, a third bedroom with walk-in closet, and a full bathroom—ideal for guests, teens, or extended family. Additional highlights include: Solar panels for reduced utility costs, upgraded tankless hot water system, AC, and energy-efficient features throughout. This home has been thoughtfully designed from top to bottom, showcasing the quality craftsmanship. Whether you’re upsizing, investing, or looking for a distinctive layout that stands apart—this is your

opportunity to own a show-stopping home in a growing community.