



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

304 Edith Place NW
Calgary, Alberta

MLS # A2265334



\$694,600

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Immediate possession available! The Alston by Shane Homes offers 1,959 sq ft of beautifully designed living space in the scenic community of Glacier Ridge. This 3-bedroom, 2.5-bath home features a bright foyer leading to a central kitchen with a large island, quartz countertops, and a walk-in corner pantry. The open layout connects the kitchen to the rear dining nook and living room, creating the perfect space for entertaining. A side entry provides flexibility for potential future development. Upstairs, a central family room separates the owner's bedroom —complete with 3-piece ensuite and walk-in closet—from two additional bedrooms, each with their own walk-in closet. A 3-piece main bath and convenient second-floor laundry with open shelving complete the upper level. Built with Shane Homes's signature quality and thoughtful design, this move-in-ready home offers comfort, functionality, and lasting style. Photos are representative.