



GRASSROOTS
REALTY GROUP

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150 Edith Green NW
Calgary, Alberta

MLS # A2265632



\$575,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,709 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

Perfectly positioned across from a beautiful green space and future school, this stunning 1709 sq.ft. home combines comfort, style, and functionality in one of Calgary's most desirable new communities. Step inside to an inviting open-concept main floor featuring 9-foot ceilings, luxury vinyl plank flooring, and an abundance of natural light. The chef-inspired kitchen showcases quartz countertops, stainless steel appliances, a built-in microwave and a spacious island that anchors the space for entertaining or family gatherings. A generous dining area, bright living room, and mudroom with backyard access complete the main level. Upstairs, enjoy a versatile bonus room, a large primary suite with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a convenient laundry room. The unfinished basement offers endless possibilities for future development, featuring a separate side entrance, rough-ins for a bathroom and kitchen, an ideal setup for a future suite, recreation area, or extra living space. Set in the thriving community of Glacier Ridge, this home offers the perfect blend of tranquility and convenience—just steps from green spaces, minutes from shopping, and with easy access to major roads.