



GRASSROOTS
REALTY GROUP

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93 Edith Gate NW
Calgary, Alberta

MLS # A2269168



\$649,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,629 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautiful FULLY UPGRADED spacious EAST-FACING semidetached property located in the heart of NW Calgary in it the desirable community of Glacier Ridge which comes with a 1 BED ILLEGAL SUITE and DOUBLE CAR GARAGE. The house is Shane Homes' award winning model "Cascade" and comes with three full bedrooms and two and a half full washrooms. The house is very well-lit with plenty of sunshine coming inside the house. On the main floor, you will find this open concept floor plan with a spacious living room, upgraded kitchen with chimney hood fan and dining area. There is also a two piece washroom on this floor. Upstairs, you will find three huge bedrooms and two full washrooms. The master bedroom is huge with a walk-in closet and four piece ensuite. There are two other bedrooms to complete this floor with two washrooms. As you enter the basement, you have ONE bed ILLEGAL SUITE already rented out to a very nice tenant. This level has one huge bedroom, a kitchen and a full washroom. This house also boasts of a BRAND NEW double car garage ideal for two vehicles. Even with the garage, there is ample room in the backyard for recreation and entertaining guests. Feel free to book a showing!