



**GRASSROOTS**  
REALTY GROUP

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**212, 245 Edith Place NW**  
**Calgary, Alberta**

**MLS # A2271521**



**\$386,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** none

This condo is available. Ask your Realtor to arrange a showing or contact us directly. Welcome to Glacier Ridge by award winning Cedarglen Living! This brand new 2-bed, 2-bath apartment in the scenic, family friendly community of Glacier Ridge! Conveniently located close to shops, amenities, schools & professional services all within a short drive. Walk to Sage Hill Quarter, parks, and playgrounds in minutes. This GR-08 model is 906 sq ft (RMS size) and 984 sq ft (builder size) with a desirable layout, 9 ft knockdown ceiling throughout, luxury vinyl plank flooring, and plenty of top-quality features & upgrades. Step into a beautiful kitchen with full height black cabinetry, quartz counters with extended stool bar, Energy Star stainless steel appliances including a French door fridge with a waterline rough-in, undermount sink with pull down faucet, and separate pantry. Good sized dining room and an open living room separate the bedroom areas. The living room has an upgraded, reinforced wall & rough ins for a television, plus a sliding patio door opens out to the spacious balcony with a gas line hook up for a barbecue. This unit is roughed in for air conditioning! Plush carpet, large windows, and blackout blinds in both spacious bedrooms, each with a walk-in closet. The primary bedroom features a 4-pce ensuite, great storage in the vanity with upgraded drawers, and a spacious shower with a seat. The other 4-pce bathroom has a tub/shower combo and both offer quartz counters. Excellent laundry room features a full-size washer and dryer with space to add additional storage or countertop. Titled underground parking stall. This complex is well planned with a community garden, 10 visitor parking stalls, bike storage, & two elevators. Glacier Ridge has 10 km of trails & pathways with 5 schools planned and Glacier Ridge Village with a gymnasium, outdoor sport courts, a

splash park, skating, tobogganing and more! Easy access to the Rocky Mountains or travel on Hwy 1 & 2.