



GRASSROOTS
REALTY GROUP

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

20 Edith Crescent NW
Calgary, Alberta

MLS # A2276061



\$814,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Space Heater	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	N/A		

A family home, a true bonus room, and a fully legal suite, all in one address. 20 Edith Crescent NW in Glacier Ridge offers 4 bedrooms, 3.5 bathrooms, and a layout that works for real life. The main floor is anchored by an 18 foot open to below living room with oversized windows and a statement fireplace. The kitchen is a clear step above the typical spec package with two tone cabinetry to the ceiling, full height tile backsplash, chimney hood fan, gas range, built in microwave, and a large quartz island with seating for four. Upstairs, the plan makes sense for families and multi generational living. You get a proper bonus room, a primary bedroom with ensuite and walk in closet, two additional bedrooms, and a full 4 piece bathroom. Separate spaces upstairs and down means everyone can spread out without feeling disconnected. The fully legal basement suite adds flexibility. Use it as a mortgage helper, a private space for extended family, or a separate setup for guests. It has its own furnace and a private side entrance, plus an extended driveway and a poured concrete walkway that leads directly to the suite entrance. Outside, both the front and back yards are already finished, which is rare at this price point. Add 10 solar panels and 200 amp electrical service and you have a home that looks great, lives well, and gives you options long term.