



153 Edith Way NW
Calgary, Alberta

MLS # A2279107



\$720,000

Division: Glacier Ridge

Type: Residential/House

Style: 2 Storey

Size: 1,810 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 7 **Baths:** 4

Garage: Off Street, Parking Pad

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning home located in the highly desirable community of Glacier Ridge. This beautiful, light-filled property is thoughtfully designed for modern living and offers a total of 7 bedrooms and 4 full bathrooms across more than 2,600 SQFT of developed living space. The main floor showcases 9-ft ceilings, oversized windows that flood the home with natural light, and luxury vinyl plank flooring throughout. A convenient main-floor bedroom and full 3-piece bathroom provide excellent flexibility for guests or multi-generational living. The open-concept living area flows seamlessly into the chef-inspired kitchen, featuring quartz countertops, two-tone premium cabinetry, stainless steel appliances, and a large center island—perfect for everyday living and entertaining. Upstairs, you'll find a spacious bonus room with a door that can easily function as an additional bedroom or home office, along with convenient upper-floor laundry and three more generously sized bedrooms. The primary suite offers a relaxing retreat, complete with a walk-in closet, double vanity, and a 4-piece ensuite. The builder-completed, fully legalized 2-bedroom basement suite is an exceptional mortgage helper. It features oversized windows, a private separate entrance, its own kitchen with stainless steel appliances, separate laundry, and a comfortable living space—ideal for extended family, guests, or rental income. Conveniently located just minutes from T&T Supermarket, Costco, Walmart, Co-op, Banks, Doctor Clinics, Gyms, Daycares, and a variety of restaurants, with quick easy access to Stoney Trail. A rare opportunity for families, multi-generational households, or savvy investors seeking comfort, convenience, and exceptional value. Call today to book your private showing!