



GRASSROOTS
REALTY GROUP

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153 Edith Villas NW
Calgary, Alberta

MLS # A2282478



\$829,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,613 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover the perfect blend of style, innovation, and functionality in this stunning, upgraded home located in the highly sought-after Glacier Ridge community - a new NorthWest (NW) neighbourhood surrounded by parks, playgrounds, and natural beauty. With over \$50,000 in upgrades, this home doesn't just look beautiful - it works beautifully. Enjoy year-round comfort thanks to dual high-efficiency furnaces, MERV 13 filtration, humidifiers, UVC air purification, and air conditioning, all designed to create a healthier, more comfortable indoor environment. Triple-pane windows, a Navien tankless hot water system, solar panels, and an EV-ready garage make everyday living more efficient, sustainable, and cost-conscious. The heart of the home is a bright, welcoming kitchen where life naturally gathers - whether it's morning coffee at the oversized island, family dinners, or hosting friends. With 9-foot ceilings, quartz countertops, built-in stainless-steel appliances, and a walk-in pantry, it's a space that balances style with everyday functionality. The open-concept main floor flows effortlessly, offering a welcoming foyer with a walk-in closet, a flexible room for work or hobbies, a practical mudroom, powder room, and sun-filled living and dining areas designed for both quiet evenings and lively get-togethers. Upstairs, the primary suite feels like a true retreat - a calm, private space with a spa-inspired ensuite, dual vanities, and his-and-her walk-in closets. Two additional bedrooms, a full bathroom with dual sinks, a versatile bonus room for movie nights or playtime, and a spacious laundry room with walk-in linen storage make daily routines easy and organized. Step outside to a fenced backyard and a 12' x 10' deck with a BBQ gas line - ideal for summer dinners, kids playing, or simply relaxing after a long day. The basement offers rough-ins for

future development, giving you the flexibility to grow with the home. Finished with Hunter Douglas window coverings, a side entrance, and a spacious double garage, this home is more than just efficient and modern - it's a place to truly settle in, grow, and enjoy everyday moments.