



GRASSROOTS
REALTY GROUP

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229 Edith Road NW
Calgary, Alberta

MLS # A2283007



\$789,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N.A

Welcome to this beautiful 2023 built fully upgraded 4-bedroom plus Den, 2.5 washrooms, 2113 square feet house in Glacier Ridge. As you enter, you are invited to a good size office/den and half bath on the other side. The high ceiling open concept living room with lots of natural lights and is great for entertaining. The big kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Upgraded build in stainless steel appliances a pantry. The dining area is located right next to the kitchen and has a patio door with entry to the back yard. The beautiful stained railing with iron spindles lead to upstairs where you will find huge bonus room and a window bringing in natural light. Upstairs you will find a master ensuite with primary master with its own 5 piece ensuite and 3 additional bedrooms and a 5 piece bath on the separate sides of the level for additional privacy and their own good size closets. This floor is completed with the convenient laundry room with front load washer/dryer. A few upgrades to mention here with quartz for all countertops, tiles in wet areas, pot lights throughout, and luxury vinyl planks on the main floor. The untouched walk out basement awaiting your design. Currently tenanted and they have lived here since newly built, first set of tenants with lease ending July 2026. Hoping to stay! Please book your showing today to view this property.