



GRASSROOTS
REALTY GROUP

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86 Edith Row NW
Calgary, Alberta

MLS # A2283022



\$949,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,620 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Basement Appliances: Refrigerator, Dishwasher, Microwave Hood

Welcome to this custom-built Jayman (CHARLOTTE 26 MODEL) Full WALK-OUT and LEGALLY SUITED property located in the serene community of Glacier Ridge. This energy-efficient home exemplifies outstanding craftsmanship and striking design, featuring impressive curb appeal coupled with a luxurious interior. Envision yourself in a bright, spacious layout that promotes comfort and inspiration. The private office off the foyer is perfect for productivity, leading into a chef-inspired kitchen designed for cooking and entertaining, complete with beautiful cabinetry, quartz countertops, an oversized central island/breakfast bar, providing a perfect view of the formal dining area and the main great room which includes a beautiful feature fireplace. The second level features three bedrooms, a central bonus room, a convenient laundry room/storage area, and an impressive master bedroom complete with a private luxurious en-suite. The en suite includes a spacious shower, an oversized soaker tub, double vanities, his and her walk-in closets, along with an additional four-piece family bathroom. Full walk-out basement, which includes a developed and legalized two-bedroom Secondary suite constructed by the builder. rear deck off dining area with BBQ gas line, raised 9ft basement ceiling height. You'll appreciate the additional features of the property, including solar panels, a high-efficiency furnace, a tankless hot water heater, laminated vinyl slider windows, and smart home technology solutions. The property also includes a separate central A/C cooling system for both the upper and lower levels. Experience the nearby amenities while enjoying the perfect combination of comfort, style, and functionality that this home offers.