



**43 Edith Terrace NW
Calgary, Alberta**

MLS # A2104772



\$844,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,728 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

SHOW HOME ALERT! VERIFIED Jayman BUILT Show Home! ** Great & rare real estate investment opportunity ** Start earning money right away ** Jayman BUILT will pay you \$3,857.00 monthly to use this home as their full-time show home ** PROFESSIONALLY DECORATED with all the bells and whistles. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "COOPER 20" SHOW HOME located in the up-and-coming Northwest community of Glacier Ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and FULLY FINISHED living space featuring craftsmanship & design. This stunning home offers a unique open floor plan and outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, smooth top slide-in range, and microwave/hood fan combo flowing nicely into the adjacent spacious dining room. All are creatively centralized, having the kitchen area elevated and overlooking the lower living room with a lovely feature fireplace and soaring ceilings. Situated at the front of the home, you will discover a flex space that invites an abundance of natural daylight into the home, complimented with an oversized feature window. The upper level offers 3 sizeable bedrooms, with the Primary Suite featuring a large walk-in closet, a 4pc ensuite with dual vanities, oversized shower, and convenient 2nd-floor laundry. The lower level, with beautiful ceiling height, offers a marvelous Family Room with an enclosed gym, dedicated wine room, wet bar with sink and Silhouette bar fridge, and a full bath for your guests' enjoyment! - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a

lifetime. Jayman's standard inclusions feature their Core Performance with 6 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High-Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows, and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.