



308 Edith Place NW
Calgary, Alberta

MLS # A2150682



\$803,565

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|------------------|---|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,016 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Glacier Ridge - 308 Edith Place NW: Excellent Under Construction Opportunity! Welcome to this Moraine model built by Shane Homes with 2,015 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage. The open main floor has vinyl plank throughout and includes the optional super kitchen layout with stainless steel appliances including a cooktop, chimney hood fan, built-in oven and microwave, an island with seating, and walk-through pantry; breakfast nook with sliding patio doors to access to the southwest-facing backyard; living room with electric fireplace and floating hearth; 2 pc powder room. The upper level has a spacious primary bedroom with a walk-in closet and 5 pc ensuite including dual sinks, soaker tub and shower; 2 additional bedrooms each with walk-in closets, a central bonus room, laundry room with linen closet, and a 4 pc main bathroom. The lower level basement remains unspoiled with upgraded side entry and 9' basement foundation. Glacier Ridge is home to trails, future schools, parks, playgrounds, and the future Glacier Ridge Village Residents Association which will feature a private facility with a spray park, firepit, hockey rink, basketball courts + much more. The community offers quick access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. Call for more info!