



**304 Edith Place NW**  
**Calgary, Alberta**

**MLS # A2150867**



**\$793,250**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

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

**Inclusions:** N/A

Glacier Ridge - 304 Edith Place NW: Under Construction Opportunity. Welcome to this Alston model built by Shane Homes featuring 1,962 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double car garage. The spacious main floor layout features 9' ceilings, a spacious kitchen with a central island providing seating, a corner walk-in pantry, and stainless steel appliances including cooktop, chimney hood fan, built-in oven, and microwave; breakfast nook with patio slider providing access to the southwest-facing backyard; a living room with electric fireplace; 2 pc powder room. The upper level features a primary bedroom with a walk-in closet, 5 pc ensuite with dual sinks, separate shower, bathtub, and toilet with door; 2 additional good-sized bedrooms - each with walk-in closets; central bonus room, 4 pc main bathroom, separate laundry room with additional shelves for linen storage. 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! \*Photos from existing Shane Homes showhomes of the same model. Selections, upgrades, and colors may vary.\*