



**104, 245 Edith Place NW
Calgary, Alberta**

MLS # A2152789



\$427,000

Division:	Glacier Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	907 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Roller blinds to patio doors

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "GR-07" unit with high-spec features and customizable. You will feel right at home in this well thought-out 907.36 RMS sq.ft. (985 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP & LVT flooring, carpet to bedrooms, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious dining/living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows), sizeable walk-in closet and the 4pc ensuite comes with dual sinks and lots of counter space and storage. The 2nd bedroom is located on the opposite side, perfect for privacy and noise. Nearby is the spacious laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, designer lighting packages available, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies, 1 titled underground parking stall included and limited storage cages available for purchase. A once in a lifetime community in Northwest Calgary. Framed by views of the Rocky Mountains and distinguished by natural coulees that cross the land, Glacier Ridge offers a rare chance for families to live in a new community. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY and PHOTOS ARE OF A DIFFERENT SHOW SUITE

FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE JULY 2025 - JULY 2026.
SELECTION CAN BE CHOSE IF PURCHASED BEFORE SRPT 30, 2024. VISIT THE SHOW SUITE TODAY FOR MORE INFO!