



145 Edith Villas NW
Calgary, Alberta

MLS # A2175679



\$875,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: None

Welcome to this immaculate Jayman BUILT home in the desirable new community of Glacier Ridge, Calgary. This a true custom masterpiece of modern design and functionality with over \$70,000 in upgrades. This property boasts luxurious, smart-living features, including Bluetooth-enabled smart lighting, a secure smart lock system, and a top-tier Honeywell A1 security system, which is transferable. The gourmet kitchen shines with a striking waterfall marbled island, upgraded high-end built in stainless appliances, a hidden walk-through pantry, custom dark cabinetry, and a pot filler above the range, while the cozy living area centers around a sleek, marble-clad fireplace with an open to above feature ensuring your space feels grand and eye-catching. Entertain in style with an elegant dining space featuring a stunning geometric chandelier and seamless flow to the living room and fireplace lounge area. Additional upgrades include solar panels for energy efficiency and a fully finished epoxy-coated garage, as well as upgraded light fixtures throughout the entire home, upgraded glass stair railings, and oversized walk-in closets in every room. Every detail has been meticulously curated by Jayman, from the bold wallpapered powder room with custom brass finishes, to the hidden pantry and pristine furnace cleaning. This home meets the highest standards, verified by three gold keys on inspection for pristine filters and air quality. With both style and technology seamlessly integrated, this home is move-in ready for those who appreciate refined living and peace of mind.