



**312 EDITH Place NW**  
**Calgary, Alberta**

**MLS # A2191772**



**\$769,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,079 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

GORGEOUS 2079 SQUARE FEET BRAND NEW HOME , DETACHED HOME WITH DOUBLE ATTACHED GARAGE, MAIN FLOOR HAS DEN , SPACIOUS GREAT ROOM WITH ELECTRIC FIRE PLACE , BEAUTIFUL KITCHEN WITH BUILT IN APPLIANCES, SPICE KITCHEN WITH GAS STOVE, UPPER FLOOR HAS THREE GOOD SIZE BEDROOMS, TWO MASTER BEDROOMS WITH ENSUITES, NICE BONUS ROOM, TOTAL 3.5 BATHS IN THIS BEAUTIFUL HOME. GREAT LOCATION WHICH IS CLOSE TO AMENITIES . THIS HOME IS BRAND NEW AND READY TO MOVE IN. SHOWS BEAUTIFUL. A MUSE SEE ! VACANT FOR IMMEDIATE POSSESSION .