



**GRASSROOTS**  
REALTY GROUP

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**353 Edith Road NW**  
**Calgary, Alberta**

**MLS # A2198050**



**\$874,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	2022 (3 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>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Downstairs Media Centre and TV

Welcome to this stunning Jayman Built home in the brand-new community of Glacier Ridge! Featuring the upgraded Elevated Package, this nearly new home showcases a stylish two-tone kitchen with textured thermofoil and elegant white quartz countertops. There is luxury vinyl plank flooring on the main level and luxury vinyl tile in the ensuite, main bath, and laundry. The kitchen is complete with an integrated built-in hood fan, stainless steel appliances including a gas range, and a sleek White Diamond backsplash. The sellers customized the floor plan by adding a side door and extending the living room wall for extra space. Six solar panels have also been installed, enhancing energy efficiency and sustainability. Enjoy enhanced comfort with the recently added air conditioning, ensuring an inviting atmosphere throughout the home. The open-concept main floor is designed for modern living, featuring a bright and spacious living room, a dedicated den/office, and a walk-through pantry that connects seamlessly to the kitchen, adding extra convenience and storage. Upstairs, you will find a spacious primary suite with a luxurious five-piece ensuite, including a relaxing soaker tub, double vanities, a stand-up shower, and a separate vanity counter with a mirror. A generous walk-in closet connects directly to the laundry room for ultimate convenience. Two additional bedrooms and a versatile bonus room complete the upper level. The unfinished basement offers endless possibilities with roughed-in plumbing for a future bathroom. Don't miss this incredible opportunity! Ask your Realtor for a description of the upgraded package in MLX supplements.