



**GRASSROOTS**  
REALTY GROUP

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**153 Edith Villas NW**  
**Calgary, Alberta**

**MLS # A2210111**



**\$905,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,613 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Air conditioner for the top floor		

An incredible opportunity to own a stunning home in Glacier Ridge, a vibrant NorthWest (NW) community with parks and playgrounds. This spacious home is designed for comfort and efficiency, featuring two high-efficiency furnaces with MERV 13 filters, integrated humidifiers and UVC air purification, air conditioning for the top floor, a 6-solar-panel system, triple-pane windows, a Navien tankless water heater, and a 2-car garage with an EV charging outlet. The gourmet kitchen boasts a 9-ft ceiling, quartz countertops, built-in stainless steel appliances, a large island, and a walk-in pantry. The open-concept main floor includes a foyer with a walk-in closet, mudroom, flex room, half-bath, and sunlit living/dining areas. Upstairs, the primary suite offers a spa-like ensuite with his-and-her spaces and the walk-in closets. You'll also find two additional bedrooms, a full bath, a bonus room, and a spacious laundry with a separate walk-in linen closet. Additional perks include a side entrance, 12x10 deck with a BBQ gas line, and basement rough-in plumbing.