

\$771,750 - 304 Edith Place Nw, Calgary

MLS® #A2187772

\$771,750

3 Bedroom, 3.00 Bathroom, 1,962 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Discover this exceptional spec home by Shane Homes in the picturesque Glacier Ridge community, available for possession in April 2025. The main floor welcomes you with a foyer featuring a convenient coat closet, leading to a mudroom with an adjacent half bath. The central kitchen boasts a spacious island and a large corner walk-in pantry, seamlessly connecting to the rear dining nook and living room, creating an ideal space for entertaining. Upstairs, a central family room provides separation between the owner's bedroom and the two secondary bedrooms, ensuring privacy for all. The owner's bedroom offers a three-piece ensuite and a generous walk-in closet. Each secondary bedroom also includes its own walk-in closet, with a three-piece main bath conveniently located nearby. The second-floor laundry room, equipped with open shelving for linens, adds to the home's practicality. Please note that photos and plans are for representative purposes; actual finishes may vary.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | A2187772 |
| Price | \$771,750 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 1,962 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 304 Edith Place Nw |
| Subdivision | Glacier Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R2E1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Smart Home |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Decorative |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Rain Gutters |
| Lot Description | Back Yard, Street Lighting |

| | |
|--------------|---------------------------------|
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 17th, 2025 |
| Days on Market | 94 |
| Zoning | TBD |
| HOA Fees | 500 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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