304 Edith Place NW
Calgary, Alberta

MLS # A2187772

$739,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions:	N/A

Discover this exceptional spec home by Shane Homes in the picturesque Glacier Ridge community, available for possession in May 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 suite and the two secondary bedrooms, ensuring privacy for all. The owner's suite 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.