153 Edith Villas NW
Calgary, Alberta

MLS # A2210111

$905,000

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

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: 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 with over 50K in upgrades 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, Hunter Douglas window coverings 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.