

\$816,900 - 173 Edith Place Nw, Calgary

MLS® #A2202687

\$816,900

4 Bedroom, 3.00 Bathroom, 2,451 sqft

Single Family on 0.08 Acres

Glacier Ridge, Calgary, Alberta

****BRAND NEW HOME ALERT**** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the brand new community of Glacier Ridge. A soon to be lovely neighborhood with great amenities welcomes you into 2400++sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel KITCHENAID Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Lovely laminate graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FOURTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts 3 more bedrooms, convenient laundry & the most amazing Master Bedroom offering a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities & Walk-through Closet. Additional features of the amazing home include a professionally



designed Alabaster Colour Palette, convenient side entry, iron spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home! (id:6289)

Built in 2024

Essential Information

Listing #	A2202687
Price	\$816,900
Bedrooms	4
Bathrooms	3.00
Square Footage	2,451
Acres	0.08
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	173 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
Province	Alberta
Postal Code	T3R2E2

Amenities

Amenities	Park, Playground, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4

Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven, Microwave, Oven - Built-In, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Jayman Realty Inc.
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