\$739,000 - 304 Edith Place Nw, Calgary

MLS® #A2187772

\$739,000

3 Bedroom, 3.00 Bathroom, 1,962 sqft Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Discover this exceptional Immediate Possession Home by Shane Homes in the picturesque Glacier Ridge community. 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.

Built in 2025

Essential Information

MLS® # A2187772 Price \$739,000

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, Smart

Home, Soaking Tub, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Decorative, Electric

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 199

Zoning TBD

HOA Fees 500

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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