# \$799,900 - 173 Edith Place Nw, Calgary

MLS® #A2202687

### \$799,900

4 Bedroom, 3.00 Bathroom, 2,451 sqft Residential 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!

#### Built in 2024

### **Essential Information**

MLS® # A2202687 Price \$799,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,451 Acres 0.08

Year Built 2024

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 173 Edith Place Nw

Subdivision Glacier Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3R 2E2

## **Amenities**

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Enclosed, Garage Door

Opener, Garage Faces Front

# of Garages 2

## Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing

Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Appliances Oven-Built-In, Built-In Oven, Dishwasher, Garage Control(s), Gas

Cooktop, Microwave, Refrigerator, Range Hood

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Great Room

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 230
Zoning R-G
HOA Fees 420
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Jayman Realty Inc.

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