\$765,000 - 308 Edith Place Nw, Calgary

MLS® #A2187947

\$765,000

3 Bedroom, 3.00 Bathroom, 2,016 sqft Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this quick possession Shane Home. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the owner's bedroom and secondary bedrooms Luxurious rear owner's bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living \$5,000 landscaping voucher included by Shane Homes. Glacier Ridge offers natural beauty and convenient access to amenities.

Built in 2025

Essential Information

MLS® # A2187947 Price \$765,000

Bedrooms 3

Bathrooms 3.00

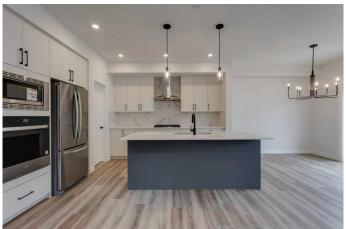
Full Baths 2

Half Baths 1

Square Footage 2,016

Acres 0.08







Year Built 2025

Residential Type Sub-Type Detached

Style 2 Storey Status Active

Community Information

Address 308 Edith Place Nw

Subdivision Glacier Ridge

City Calgary County Calgary **Province** Alberta Postal Code T3R2C9

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Detached

2 # of Garages

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone

Counters

Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, **Appliances**

Washer, Electric Oven

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes 1

of Fireplaces

Decorative, Electric **Fireplaces**

Has Basement Yes

Full, Unfinished Basement

Exterior

Exterior Features Rain Gutters

Lot Description Back Lane, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame Foundation Poured Concrete

Additional Information

Date Listed January 15th, 2025

Days on Market 204

Zoning R-G

HOA Fees 400

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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