

**308 Edith Place NW  
Calgary, Alberta**

**MLS # A2187947**



**\$791,700**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters		
<b>Inclusions:</b>	N/A		

Experience the perfect blend of style and comfort in this new build Shane Home, available for possession in April 2025. 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 Glacier Ridge offers natural beauty and convenient access to amenities. Please note, images are illustrative, and elevation and finishes may vary. Photos are representative.