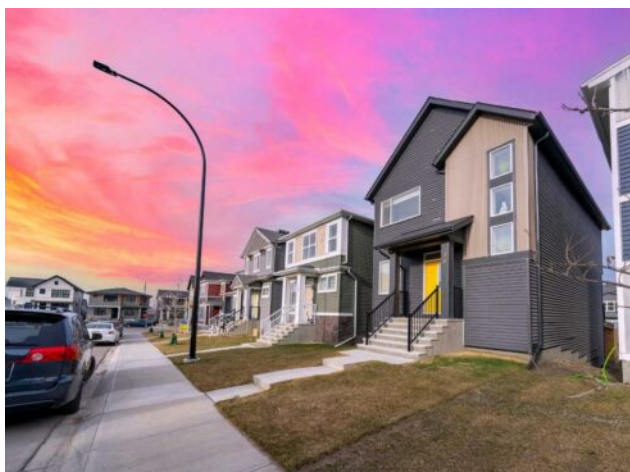


**30 Edith Manor NW**  
**Calgary, Alberta**

**MLS # A2212162**



**\$680,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully crafted, 2022-built home located in the dynamic & rapidly growing community of Glacier Ridge. From the moment you step inside, you're greeted by timeless wainscoting details on the main floor & an abundance of natural light streaming through the west-facing front windows & east-facing backyard — perfect for enjoying morning sunrises & Calgary's legendary sunsets. Designed with flexibility in mind, the main floor features a versatile bedroom that functions effortlessly as a home office. The open-concept layout is both stylish & functional, boasting a bright, modern kitchen with premium builder upgrades, a large walk-in pantry, upgraded tile flooring, & custom-built cabinetry in all bathrooms. Step outside to the rear deck, an ideal space to sip your morning coffee, fire up the BBQ, or entertain family & friends in the warmer months. Upstairs, you'll find a sun-filled bonus room facing west — a perfect retreat for a media room, family lounge, or play space. This level also offers three generously sized bedrooms, two full bathrooms, & a convenient upper-level laundry room featuring upgraded washer & dryer, all thoughtfully designed to accommodate growing families or visiting guests. The undeveloped walkout basement offers incredible future potential, create a custom gym, legal suite, home theater, or recreational haven tailored to your lifestyle. Finishing off this impressive package is a brand new garage, providing secure parking & valuable storage. This home presents a rare opportunity to own a contemporary, highly upgraded property in one of Calgary's most sought-after new communities. Don't miss your chance to call this stunning home your own!