



160 Edith Way Calgary Alberta

\$699,900

Welcome to your dream home in the NW community of Glacier Ridge. A BRAND NEW WALK OUT HOME with IMMEDIATE POSSESSION available. 3-Bed 2.5-Bath Spacious 1748 sq. ft. Brooklyn Model by Morrison Home with New Home Warranty. Enjoy 1,2,5, 10-year new home warranty for total PEACE OF MIND. Upon entrance, you'll notice a nice size closet. Main floor has a beautiful upgraded white kitchen with white quartz counter top. All the appliances are upgraded; gas stove, GE Cafe Refrigerator, built-in Oven, a chimney hood fan. Additional spacious pantry. Main floor also has a huge bright living room, spacious dining area and a separate enclosed flex room/den. Main level complete with a half bath room. 9 FOOT CEILINGS throughout the main level. Vinyl plank flooring. There is a huge deck leading from the living room. Upgraded door to the deck with built in hide away blinds. Upgraded Deck is secured with aluminium railing with stairs to the back yard lawn. Deck has a BBQ connection for your summer enjoyment. Upstairs you'll find a spacious master bedroom with huge windows, with a walk-in closet and upgraded 4pc ensuite with window. 2 additional bedrooms with a common wash room, and a convenient UPPER FLOOR LAUNDRY. A spacious BONUS ROOM completes the upper floor. Fully unfinished walkout Basement is ready for your future development with rough-in plumbing with 3 huge windows, 200 AMP Electrical Panel ready for legal basement. 9ft Basement Ceiling. Deep Sump Pump with discharge pipe to storm sewer. Wiring ready for the legal basement. 110V 15Amp Electrical for Future Detached Garage, Upgraded 75 Gallon Gas Hot water tank. The location is very convenient, easy access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. 10 minutes away to shops like Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, restaurants, green spaces and a playground are near by....

Bonus Room 13.25 Ft x 10.00 Ft

Primary Bedroom 13.42 Ft x 12.00 Ft

Bedroom 9.75 Ft x 9.08 Ft

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3pc Bathroom 8.00 Ft x 5.92 Ft

Laundry room 6.83 Ft x 5.92 Ft

Den 7.50 Ft x 11.92 Ft

Dining room 10.08 Ft x 15.00 Ft

Great room 13.00 Ft x 14.75 Ft

Kitchen 11.75 Ft x 8.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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First Place Realty

<http://www.dreamhomecalgary.com/>



See

Mirror

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4pc Bathroom 9.08 Ft x 5.92 Ft

2pc Bathroom 7.00 Ft x 5.50 Ft

Other 6.00 Ft x 5.92 Ft