



# 141 Edith Villas Calgary Alberta

\$829,900

Welcome to your future home in Glacier Ridge - where modern luxury meets sustainability! This remarkable NET ZERO home offers the perfect blend of eco-friendly features & stylish design. With just under 2200 square feet of carefully crafted living space, this 3-bedroom, 2.5-bathroom residence is designed to impress. As you step inside, you'll be greeted by loads of upgrades & sleek interior finishings. The main floor showcases a versatile flex room, ideal for a home office or a cozy reading nook. The heart of this home is undoubtedly the kitchen, boasting a walk-through pantry & sustainable, upgraded features. An appliance allowance of \$6000 will be provided so you can choose your dream appliances at the builder's supplier! You'll find a stunning electric fireplace in the great room which adds a touch of warmth & sophistication, creating a welcoming atmosphere for you & your guests. The eco-conscious homeowner will appreciate the cork flooring comprised of tree bark, carpets made from 100% recycled fibers, & stunning tiles made of up to 40% recycled content. Upstairs, a central bonus room becomes the focal point for entertainment & relaxation. The built-in desk area adds a practical touch, perfect for a study space. The primary suite, located at the back of the house, features a 5-piece ensuite with raised quartz counters, a soaker tub, a walk-in shower, & a generously sized walk-in closet. Two additional bedrooms, a 4-piece bathroom, & a convenient laundry room with linen storage completes the upper level. This home not only prioritizes sustainability but also offers a modern & functional lifestyle. The double attached garage provides convenient parking, & the 11.06 KW solar panel system contributes to energy efficiency. Embrace the benefits of a NET ZERO home, where reduced air leakage leads to improved noise insulation & lower energy costs. The exterior is thoug...

Bonus Room 12.58 Ft x 13.17 Ft

Primary Bedroom 18.00 Ft x 12.00 Ft

Other 9.92 Ft x 7.00 Ft

Bedroom 15.25 Ft x 8.50 Ft

Bedroom 14.00 Ft x 8.58 Ft

Office 8.50 Ft x 6.00 Ft

5pc Bathroom .00 Ft x .00 Ft

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Living room/Dining room 22.25 Ft x 14.00 Ft

Kitchen 17.83 Ft x 12.00 Ft

Den 10.58 Ft x 8.17 Ft

2pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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Laundry room 10.00 Ft x 5.67 Ft