



## 308 Edith Place Calgary Alberta

\$811,100

Glacier Ridge - 308 Edith Place NW: Excellent Under Construction Opportunity! Welcome to this Moraine model built by Shane Homes with 2,015 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached double garage. The open main floor has vinyl plank throughout and includes the optional super kitchen layout with stainless steel appliances including a cooktop, chimney hood fan, built-in oven and microwave, an island with seating, and walk-through pantry; breakfast nook with sliding patio doors to access to the southwest-facing backyard; living room with electric fireplace and floating hearth; 2 pc powder room. The upper level has a spacious primary bedroom with a walk-in closet and 5 pc ensuite including dual sinks, soaker tub and shower; 2 additional bedrooms each with walk-in closets, a central bonus room, laundry room with linen closet, and a 4 pc main bathroom. The lower level basement remains unspoiled with upgraded side entry and 9' basement foundation. Glacier Ridge is home to trails, future schools, parks, playgrounds, and the future Glacier Ridge Village Residents Association which will feature a private facility with a spray park, firepit, hockey rink, basketball courts + much more. The community offers quick access to major roads such as Stoney Trail, Sarcee Trail and Shaganappi Trail. Call for more info! (id:6769)

Kitchen 12.42 Ft x 10.83 Ft

Breakfast 11.08 Ft x 9.75 Ft

Living room 11.75 Ft x 13.42 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.33 Ft x 13.58 Ft

Bedroom 12.33 Ft x 10.92 Ft

Bedroom 10.00 Ft x 11.25 Ft

Bonus Room 16.00 Ft x 11.83 Ft

Laundry room 9.75 Ft x 6.17 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)