



93 Edith Mews Calgary Alberta

\$695,000

WHAT SETS THIS PROPERTY APART: Premium location * View * Fully Landscaped * Large Garage Pad * and more... FAMILY FRIENDLY LOCATION with view of Symons Valley, direct access to a large park, and on a cul-de-sac with extra parking. This is the Showhome street for Phase 1 of the community. The many MUST HAVES included are 9 foot ceilings, large triple-pane windows, covered front porch, west back yard, solar panels, UV air filter, and quartz countertops. Even more value-added UPGRADES are window blinds and easy clean laminate flooring throughout. The open-concept main floor provides great options for use of space and access to outdoors. There is a spacious foyer, a huge window facing the park, flexibility for dining, functional kitchen, a pantry, front and back closets, and a half bathroom. The kitchen island has a built-in microwave and extended counter for service. The wrap around stairwell with large transom window takes you to the upper level featuring a central laundry space, big main bathroom and 3 bedrooms. The perfect sized primary bedroom with park and sunrise view is complemented by the full ensuite and generous walk-in-closet. The second and third bedrooms are also a great size. The basement is ready for development with a 9-foot ceiling, bathroom rough-in, egress window, and compact utility area. The stairwell landing can be considered for a separate entrance location. This home was built for the Built Green Canada standard and an EnerGuide Rating, and includes a smart thermostat and on-demand water heater. The front and back yards are highlighted with decks for 3 season use and watching the kids in the park. The property is fenced and tastefully landscaped for access around the property and low maintenance. The 22 x 22 foot garage pad and curb wall is easily accessed from the paved alley. Glacier Ridge has wide sidewalks, many green spaces, and a commun...

Primary Bedroom 16.08 Ft x 11.67 Ft
3pc Bathroom 8.50 Ft x 4.92 Ft
Other 7.58 Ft x 6.58 Ft
Bedroom 12.42 Ft x 11.00 Ft
Bedroom 10.92 Ft x 10.08 Ft

4pc Bathroom Measurements not available
Living room 16.25 Ft x 12.08 Ft
Kitchen 14.92 Ft x 11.33 Ft
Dining room 19.00 Ft x 10.58 Ft
2pc Bathroom 5.67 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://richardhaener.remaxfirstcalgary.ca/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca