



## 218 Edith Road Calgary Alberta

\$589,000

Welcome to Edith Road one of Glacier Ridge's most desirable streets with quick access to one of several nearby playgrounds. This detached two-storey offers a thoughtful, family-friendly layout with plenty of space for everyone. The main floor features an open concept living and dining area that flows seamlessly into the kitchen. This is truly a dream kitchen, complete with a peninsula breakfast bar, loads of cabinet space, and a window overlooking the backyard. The living and dining spaces are bright and inviting, perfect for hosting larger gatherings or cozy nights in. There's even a convenient office or reading nook tucked off to the side. A powder room and a well-designed mudroom area complete the main level. Upstairs, you'll find three comfortable bedrooms. The primary suite feels like a retreat, offering its own private ensuite with a stand-up shower and a generous walk-in closet. The upper-floor laundry room is a great bonus, with extra storage and room to handle the needs of a busy household. The two additional bedrooms are well-sized with excellent closet space. The main bathroom is perfect for a family. The vanity and extra shelving have plenty of space. The basement is undeveloped and ready for your ideas, with the added benefit of a side entrance, ideal for future possibilities such as extended family space or a potential suite (subject to city secondary suite bylaw approvals). Outside, the backyard is a great size with a gravel parking pad already in place, leaving room for a future garage and space to tailor the yard to your vision. Enjoy quick access to Stoney Trail, making daily travel around the city effortless. Sobeys and Tim Hortons are only 4 minutes away, perfect for quick errands or your morning coffee. Costco and Walmart are both just 9 minutes away, offering excellent options for shopping and household needs. Schools are approximately 8 minut...

Dining room 14.67 Ft x 8.00 Ft

Kitchen 11.33 Ft x 12.92 Ft

Living room 14.67 Ft x 13.83 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.25 Ft x 12.00 Ft

Bedroom 9.42 Ft x 10.08 Ft

Bedroom 9.58 Ft x 10.08 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)