



245 Edith Place Calgary Alberta

\$339,000

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE Customer Insight BUILDER OF CHOICE AWARD, 6 YEARS RUNNING! BRAND NEW "GR07R" unit with high-spec features. You will feel right at home in this well thought-out, 915.99 RMS sq.ft. 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout (NO CARPET), Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), A/C rough-in, and so much more. The kitchen is spectacular with full height, two tone cabinets, quartz counters, upgraded bank of drawers for pots and pans, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows) and huge walk-in closet. You'll be impressed with the 4pc ensuite with double vanities and stand up shower. The second bedroom is located on the other side of the unit for privacy and a 4pc bath with quartz counters, and undermount sink is located next to it. Nearby is the spacious laundry/storage room, this is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. A once in a lifetime community in Northwest Calgary. Framed by views of the Rocky Mountains and distinguished by natural coulees that cross the land, Glacier Ridge offers a rare chance for families to live in a new community. PET FRIENDLY COMPLEX, IMMEDIATE POSSESSION AVAILABLE AND DON'T FORGET TO CHECK OUT THE VIRTUAL TOUR. (id:6769)

Kitchen 10.92 Ft x 8.17 Ft
 Pantry 3.33 Ft x 1.83 Ft
 Living room 12.42 Ft x 12.00 Ft
 Dining room 12.83 Ft x 7.42 Ft
 Primary Bedroom 14.42 Ft x 9.17 Ft
 Other 5.50 Ft x 4.75 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft
 Laundry room 6.75 Ft x 6.33 Ft
 4pc Bathroom 8.92 Ft x 8.33 Ft
 Bedroom 12.83 Ft x 9.17 Ft
 Other 8.25 Ft x 6.33 Ft
 Foyer 6.75 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.artlee.ca/>

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