



## 28 Edith Gate Calgary Alberta

\$655,000

Welcome to one of the newest planned communities in NW Calgary - "Glacier Ridge". This Morrison built laned duplex has a fully finished basement with a one bedroom legal suite. Located only 25 minutes to downtown with quick access to Stoney Trail and 10+ KMS of trails. Main floor with vinyl plank flooring, high ceilings has living room/dining room combination, a 2 piece bathroom, kitchen with island, quartz counter tops, stainless steel appliances and patio doors to rear East facing deck. The upper level has a good sized primary bedroom with 3 piece ensuite. Two additional bedrooms and a 4 piece bath. A well suited home in a growing community for a great family. Lower walkout level with a separate entrance to a one bedroom legal suite. Features full kitchen with stainless steel appliances, stackable washer/dryer, 4 piece bath and vinyl plank flooring. Landscaped yard, poured concrete sidewalk and double parking pad ready for future garage. (id:6769)

Primary Bedroom 10.83 Ft x 13.58 Ft

Bedroom 9.08 Ft x 10.83 Ft

Bedroom 8.92 Ft x 10.58 Ft

Laundry room 5.25 Ft x 5.92 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

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Furnace 6.50 Ft x 7.75 Ft

Other 3.83 Ft x 6.00 Ft

Kitchen 9.83 Ft x 12.42 Ft

Dining room 5.75 Ft x 10.58 Ft

Living room 10.25 Ft x 26.92 Ft

Other 3.00 Ft x 6.00 Ft

2pc Bathroom 4.58 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Other 1.08 Ft x 6.58 Ft

Bedroom 9.50 Ft x 11.92 Ft

Other 6.50 Ft x 13.25 Ft

Living room/Dining room 11.25 Ft x 14.08 Ft

Laundry room 3.25 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.HomesByDee.ca>

**RE/MAX Realty Professionals**

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