



## 377 Edith Road Calgary Alberta

\$775,000

3 BED | 2.5 BATH | SIDE ENTRANCE | RG ZONED | AIR CONDITIONING | BACK ALLEY ACCESS | UPGRADED THROUGHOUT\*\*2022 Home in Calgary NW's Prestigious Glacier Ridge Community!\*\*Step into this beautiful 2022-built home and immediately notice the luxurious upgrades that set it apart. As you walk through the front door, you're greeted by sleek vinyl flooring that extends throughout the main and upper floors, creating a seamless flow from room to room. The open-concept living area is bathed in natural light, highlighting the modern finishes and thoughtful design. Move into the chef's kitchen, where top-of-the-line stainless steel appliances await your culinary creations. A gas range, chimney hood fan, and built-in microwave are just a few of the premium features that make this kitchen a dream. Triple-pane windows enhance the home's energy efficiency and ensure a peaceful, quiet environment. Added central air conditioning provides year-round comfort, while the tankless water heater offers on-demand hot water with exceptional efficiency, reducing energy costs and space requirements. Venture upstairs to discover three spacious bedrooms and a versatile bonus room, perfect for a home office, play area, or additional living space. The primary suite is a true retreat, offering a luxurious 5-piece ensuite with a deep soaking tub, a separate shower, and dual sinks. The walk-in closet provides ample space for all your wardrobe needs. Two additional bedrooms share a well-appointed full bathroom, while the upgraded laundry room, complete with front-load washer and dryer, adds convenience to your daily routine. The unfinished basement is a blank canvas, ready for your personal touch—endless options including a legal basement suite (Subject to City of Calgary permits and approval). With a separate side entrance and RG zoning, this property offers excellent investment potential, especially wi...

Kitchen 11.08 Ft x 9.33 Ft

Pantry 8.83 Ft x 6.83 Ft

Dining room 13.42 Ft x 10.92 Ft

Living room 15.00 Ft x 9.50 Ft

Other 8.08 Ft x 7.42 Ft

2pc Bathroom Measurements not available

Laundry room 8.50 Ft x 6.17 Ft

Primary Bedroom 14.83 Ft x 13.50 Ft

Bedroom 11.42 Ft x 8.50 Ft

Bedroom 10.00 Ft x 9.92 Ft

Other 9.75 Ft x 4.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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### RE/MAX Realty Professionals

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Family room 14.17 Ft x 12.92 Ft

5pc Bathroom Measurements not available