



57 Edith Gate Calgary Alberta

\$675,000

Hey babe, I found THE ONE!!! It's MOVE-IN READY & we have to see it ASAP! The street is fully finished so we won't be living in a construction zone, it has the landscaping done w/ nice grass out front/back, it's got beautiful Craftsman curb appeal & I LOVE that you walk into a BIG OPEN SPACE that we could use as a sitting room, an office, music/art space or a future playroom. The house has 9 ft ceilings & 8 ft doors so it feels super big & babe, the KITCHEN!!!! This home doesn't feel cookie cutter, or look like every other new build, the kitchen is a DREAM w/ full ceiling height cabinets in a light greyish colour, it has UPGRADED LG APPLIANCES & the CHIMNEY HOODFAN that I've always wanted + a cool hexagon marble like backsplash that I LOVE! We'd have a nice island w/ WHITE QUARTZ COUNTERTOPS & it's got that OPEN CONCEPT vibe we've been looking for! With LUXURY VINYL PLANK flooring, a WALK-IN PANTRY, a dining room big enough to host Thanksgiving dinner & a comfortable living room. The powder room is awesome, it's got an oversized mirror & a super cool vanity & the back entrance has a BUILT-IN BENCH w/ hooks, a deck w/ a Gas BBQ line, the backyard is perfect for what we need & the gravel pad is ready to go for 2 car-detached garage to be built, maybe we could do a "mortgage + improvements" & squeeze it in before the end of the season? The upstairs has a small bonus room, 3 beds + 2 baths up here & you get more bang for your buck buying this house vs. a quick possession b/c it comes w/ blinds + landscaping! Our bedroom is BIG, we could fit a king bed w/ nightstands & still have tons of room, the ensuite has a HIS & HERS SINK & our closet is a large walk-in - it even has a window! The house has the exact colours I was looking for, it's LIGHT & AIRY, has tons of natural light, the 2nd bedroom is also large + has a 2nd walk-in closet & the 3rd bedroom is perfect for a nur...

Primary Bedroom 15.17 Ft x 10.50 Ft

Other 6.92 Ft x 4.92 Ft

4pc Bathroom 12.83 Ft x 4.92 Ft

Laundry room 7.58 Ft x 3.83 Ft

Bonus Room 10.50 Ft x 12.17 Ft

Bedroom 12.67 Ft x 7.92 Ft

Other 49.50 Ft x 10.67 Ft

Other 6.42 Ft x 4.83 Ft

Other 10.50 Ft x 10.92 Ft

Pantry 3.42 Ft x 4.25 Ft

Other 16.00 Ft x 11.17 Ft

Dining room 10.67 Ft x 12.25 Ft

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Listing Presented By:



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RE/MAX First

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4pc Bathroom	10.42 Ft x 4.92 Ft	Living room/Dining room	15.83 Ft x 11.00 Ft
Bedroom	10.42 Ft x 10.58 Ft	Other	8.25 Ft x 4.33 Ft
Other	5.17 Ft x 4.08 Ft	2pc Bathroom	6.25 Ft x 4.25 Ft
Furnace	12.17 Ft x 4.83 Ft		