



## 64 Edith Terrace Calgary Alberta

\$798,900

Location: Glacier Ridge, NW CalgaryType: Detached 2-Storey Home with Legal Basement SuiteBedrooms: 6 total (4 in main home + 2 in legal suite)Bathrooms: 4 total (3 full in main home + 1 in suite)Garage: Detached double-car garageLot: Side lotCooling: Central A/CBasement: Fully developed, legal 2-bedroom suite with separate entrance and laundryWelcome to this beautifully designed 4-bedroom, 4-bathroom home with a legal 2-bedroom basement suite, perfectly situated in the desirable community of Glacier Ridge in northwest Calgary. Located on a premium side lot, this property offers exceptional light, privacy, and functionality -- ideal for growing families or savvy investors. The main floor features an inviting open-concept layout with a spacious living area, a modern kitchen with high-end finishes, and a full bedroom and bathroom -- perfect for guests or multi-generational living. Upstairs, you'll find three additional bedrooms, including a primary suite complete with a private ensuite and walk-in closet. A full bathroom and convenient upper-level laundry complete the upper floor. The fully developed legal basement suite offers an excellent mortgage helper or rental opportunity, featuring two bedrooms, one bathroom, a full kitchen, a living area, and a separate laundry with a private side entrance. Additional InformationCommunity: Glacier Ridge - a vibrant new development known for family-friendly amenities, green spaces, and easy access to Calgary's northwest conveniences. Ideal For: Families seeking space and comfort, or investors looking for a turn-key income property. (id:6769)

Bedroom 10.00 Ft x 9.83 Ft  
4pc Bathroom 7.92 Ft x 5.17 Ft  
Laundry room 3.17 Ft x 3.17 Ft  
Kitchen 10.33 Ft x 7.08 Ft  
Living room/Dining room 10.58 Ft x 10.08 Ft  
Bedroom 9.50 Ft x 9.00 Ft  
Other 6.42 Ft x 5.42 Ft  
4pc Bathroom 7.75 Ft x 5.50 Ft  
Living room/Dining room 21.33 Ft x 13.00 Ft

Other 11.67 Ft x 11.42 Ft  
Bedroom 11.83 Ft x 8.92 Ft  
Bedroom 10.83 Ft x 9.67 Ft  
Bedroom 10.75 Ft x 9.92 Ft  
Bonus Room 10.42 Ft x 10.08 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
Laundry room 7.08 Ft x 5.00 Ft  
Primary Bedroom 12.00 Ft x 10.92 Ft  
5pc Bathroom 9.67 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:  
Creekside Realty

**RE/MAX Realty Professionals**

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