



# 72 Edith Gate Calgary Alberta

\$724,900

Walk out fully finished, double detached garage, and air conditioned, welcome to this former show home in prestige Glacier Ridge. It has been fully loaded with upgrades, such as LVP flooring, 9 feet ceiling and 8 feet doors on the main floor, quartz counter tops in the kitchen and bathrooms, large deck, lots of windows, central air condition, stainless steel appliances, professional landscaped, professional Christmas lights, alarm systems, and double detached garage in the back. Upper with 3 good size bedroom, master bedroom with open view, large ensuite with double vanity sinks and large shower, functional upper laundry, and lots windows over the stairs. Main floor with large and open floor plan, bright and sunny living room, spacious kitchen and dining area, family room large window, and large deck. Walk out basement has been fully finished, with large extra bedroom/office, large recreation room and full bathroom, plus concrete patio under the deck. It closes to playground, shopping, restaurants, and easy access to major roads. Very good for starter home or investment property. \*\* 72 Edith Gate NW \*\* (id:6769)

Bedroom 10.17 Ft x 10.00 Ft  
Other 4.42 Ft x 11.08 Ft  
Family room 11.58 Ft x 13.92 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft  
Other 5.33 Ft x 4.58 Ft  
Dining room 10.92 Ft x 10.58 Ft  
Living room 13.17 Ft x 11.25 Ft  
Other 4.33 Ft x 5.50 Ft  
Other 9.50 Ft x 16.42 Ft  
Kitchen 11.83 Ft x 12.67 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft  
Family room 10.50 Ft x 9.50 Ft  
Pantry 3.17 Ft x 2.08 Ft  
Primary Bedroom 13.08 Ft x 10.58 Ft  
Other 4.42 Ft x 7.50 Ft  
4pc Bathroom 11.92 Ft x 4.83 Ft  
Laundry room 7.50 Ft x 5.42 Ft  
4pc Bathroom 4.92 Ft x 7.50 Ft  
Bedroom 7.50 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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**RE/MAX Realty Professionals**

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