



## 82 Edith Green Calgary Alberta

\$699,900

Welcome to this beautiful brand new house in Glacier Ridge with LEGAL SUITE ( MORTGAGE HELPER). QUICK POSSESSION \*\*\* Nestled in the prestigious Glacier Ridge community, it offers living space of around 2100 SQFT with 4 bedrooms and 3.5 bathrooms. Never Occupied! Fully finished basement adds extra living space or potential rental income. Spacious Living Area: Totalling 2100 sqft of living space, including a functional open-concept layout and 9' ceilings, it is perfect for both family living and entertaining guests! Upgraded Kitchen showcases the gourmet kitchen featuring quartz countertops, stainless steel appliances, a chimney hood fan, and a stunning full wall designer tile backsplash. Master Suite- Enjoy the Luxurious and spacious master bedroom complete with a walk-in closet and a 4pc ensuite, provides the perfect retreat after a long day. Laundry at Upper floor: Convenience meets functionality with an upper floor laundry room. Smart Home Package: Stay in control with a flexible with smart home package. Modern Finishes: Enjoy V flooring throughout the main floor and modern finishes that add elegance and charm to this this home. New Home Warranty included. Prime Location: Conveniently located with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail, commuting is made easy. In addition, enjoy proximity to popular stores including Costco, Co-Op, T&T Supermarket, and Walmart. Don't Miss Out! Schedule a private viewing today. With its incredible features and prime location, this home won't stay on the market for long! (id:6769)

Primary Bedroom 10.42 Ft x 14.33 Ft

Bedroom 9.25 Ft x 12.83 Ft

Bedroom 9.17 Ft x 10.50 Ft

3pc Bathroom 7.92 Ft x 7.17 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Family room 12.58 Ft x 12.92 Ft

Bedroom 12.92 Ft x 9.58 Ft

Kitchen 14.67 Ft x 8.42 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft

Recreational, Games room 12.50 Ft x 10.58 Ft

Living room 14.83 Ft x 15.25 Ft

Kitchen 13.00 Ft x 11.92 Ft

Dining room 13.00 Ft x 11.83 Ft

2pc Bathroom 5.08 Ft x 5.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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