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GRASSROOTS
REALTY GROUP

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365 Edith Road NW
Calgary, Alberta

MLS # A2293845

$819,900

Division:	Glacier Ridge
Type:	Residential/House
Style:	2 Storey
Size:	2,256 sq.ft.
Age:	2023 (3 yrs old)
Beds:	4
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to this well-kept 2 story single family home in Glacier Ridge. It has been fully upgraded. It features 2256 sqft, separated side entrance door to the basement, 4 bedrooms up, main floor office with double barn doors, main floor with 9 feet ceiling and LVP flooring, knock down ceiling, quartz counter tops in the kitchen and bathrooms, wrought iron spindle on the stairs, and upgraded lighting package. Upper floor has 4 bedrooms, large and bright master bedroom, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, and laundry room. Main floor with large sunny living room, sliding door to large deck, upgraded kitchen cabinets and chimney hood fan, stainless steel appliances, built in microwave oven with trim kit, spacious dining area, walk through pantry, and office with window. Basement with separated entrance and bathroom rough in. It has been fully fenced and nicely landscaped. It closes to the shopping, playground, and easy access to major roads. ** 365 Edith Road NW **