

137 Edith Villas NW
Calgary, Alberta

MLS # A2305463



\$819,900

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|------------------|------------------------|---------------|------------------|
| Division: | Glacier Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,491 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance | | |

Inclusions: N/A

Welcome to this stunning, fully upgraded 2023-built home in the sought-after community of Glacier Ridge, Calgary. Offering 2,490 sq. ft. of thoughtfully designed living space, this well-maintained residence features 4 bedrooms and 4 bathrooms—perfect for growing families or multi-generational living. Step through the impressive double-door entry into a bright and inviting main floor, featuring both a formal living room and a spacious family room highlighted by a sleek linear electric fireplace with a stone surround. The chef-inspired gourmet kitchen boasts soft-close painted cabinetry, quartz countertops, and built-in appliances including an electric cooktop. A separate spice kitchen with gas range and pantry adds both convenience and functionality. The dining area is ideally positioned adjacent to the kitchen, perfect for everyday living and entertaining. Upstairs, you’ll find a luxurious primary retreat complete with a 5-piece ensuite, along with a second primary bedroom featuring its own 4-piece ensuite—ideal for extended family or guests. Two additional generously sized bedrooms share a well-appointed main bath. A bright bonus room provides versatile living space, while the upper-level laundry room with front-load washer and dryer adds everyday convenience. Notable upgrades include quartz countertops throughout, luxury vinyl plank flooring on the main level, upgraded kitchen finishes, a stylish media niche, pot lights throughout, tile flooring in wet areas, and elegant maple railings with iron spindles. Step outside to enjoy the deck and fully fenced yard—perfect for outdoor relaxation. The unfinished basement with separate side entry offers excellent future development potential. Exceptional value in a growing community—book your private showing today