

**346 Edith Road NW**  
**Calgary, Alberta**

**MLS # A2321594**



**\$999,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,867 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Welcome to this exceptional and spacious 7-bedroom, 5-bathroom home, thoughtfully designed for large families, multi-generational living, or investment potential. The main floor features a convenient bedroom and full bathroom, ideal for guests, extended family, or a home office with 8 Feet doors throughout the main floor. The kitchen comes with built-in stainless steel appliances and electric cooktop in main kitchen and gas cooktop in spice kitchen. Upstairs, you'll find two luxurious primary suites, each complete with its own private ensuite bathroom, offering comfort, privacy, and flexibility for growing families. Additional generously sized bedrooms provide ample space for everyone along with additional 4 piece common bathroom. The fully legal 2-bedroom basement suite boasts a separate entrance, its own living area, kitchen, and laundry, making it perfect for rental income, extended family accommodations, or a mortgage helper. This well-appointed home offers bright, open-concept living spaces, modern finishes, and functional design throughout. Whether you're looking for a family home with room to grow or an income-generating property, this home delivers the perfect combination of space, versatility, and value. Check out the 3D tour. Don't miss this rare opportunity to own a versatile home that offers both luxury living and investment benefits. Schedule your private viewing today!