

# \$874,000 - 353 Edith Road Nw, Calgary

MLS® #A2198050

**\$874,000**

3 Bedroom, 3.00 Bathroom, 2,358 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this stunning Jayman Built home in the brand-new community of Glacier Ridge! Featuring the upgraded Elevated Package, this nearly new home showcases a stylish two-tone kitchen with textured thermofoil and elegant white quartz countertops. There is luxury vinyl plank flooring on the main level and luxury vinyl tile in the ensuite, main bath, and laundry. The kitchen is complete with an integrated built-in hood fan, stainless steel appliances including a gas range, and a sleek White Diamond backsplash. The sellers customized the floor plan by adding a side door and extending the living room wall for extra space. Six solar panels have also been installed, enhancing energy efficiency and sustainability. Enjoy enhanced comfort with the recently added air conditioning, ensuring an inviting atmosphere throughout the home. The open-concept main floor is designed for modern living, featuring a bright and spacious living room, a dedicated den/office, and a walk-through pantry that connects seamlessly to the kitchen, adding extra convenience and storage.

Upstairs, you will find a spacious primary suite with a luxurious five-piece ensuite, including a relaxing soaker tub, double vanities, a stand-up shower, and a separate vanity counter with a mirror. A generous walk-in closet connects directly to the laundry room for ultimate convenience. Two additional bedrooms and a versatile bonus room complete the upper level.



The unfinished basement offers endless possibilities with roughed-in plumbing for a future bathroom. Don't miss this incredible opportunity! Ask your Realtor for a description of the upgraded package in MLX supplements.

Built in 2022

**Essential Information**

MLS® #	A2198050
Price	\$874,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,358
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	353 Edith Road Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking
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	Tub, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	44
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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