

# \$748,888 - 169 Edith Way Nw, Calgary

MLS® #A2198379

**\$748,888**

6 Bedroom, 4.00 Bathroom, 1,830 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience luxury living in this stunning new built corner home located in Glacier Ridge NW, complete with a 2-bedroom legal suite. Upon entering, you'll be greeted by a spacious, open-concept layout featuring a living room, dining area, and an upgraded kitchen with a large center island, stainless steel appliances. The main floor also includes a bedroom and a full bathroom.

The upper floor boasts a generous bonus room, a primary bedroom with a walk-in closet and a 4-piece en-suite, plus two additional well-sized bedrooms, another 4-piece bathroom, and a convenient laundry room. The legal basement suite offers a rec room, two spacious bedrooms, a 4-piece bathroom, and a second kitchen with its own separate entrance.

Outdoor living is a delight with a good-sized backyard perfect for BBQs, and a rear parking pad with back lane access. Situated across from the future Community Centre (The Village) and close to parks, playgrounds and shopping, this home is in an unbeatable location with easy access to major roads like Shaganappi Trail, Sarcee Trail, and Stoney Trail, as well as nearby shopping centers.

Don't miss this incredible opportunity—take a 3D tour and book your showing today!"



Built in 2024

## Essential Information

MLS® #	A2198379
Price	\$748,888
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,830
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	169 Edith Way Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B8

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Exterior Entry

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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