# \$699,900 - 18 Edith Green Nw, Calgary

MLS® #A2195111

## \$699,900

6 Bedroom, 4.00 Bathroom, 1,701 sqft Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

LIVE UP RENT DOWN!! Welcome to this gorgeous GREEN SPACE front facing new home. This home has 4 BEDROOMS upstairs with a builder finished FULL 2 BEDROOM LEGAL SUITE in the basement. With 2571 SQFT of exquisitely developed Living space, this brand new home is sure to Impress. 9 FOOT CEILINGS and Luxury Vinyl Plank Flooring is found throughout the main floor from the front entrance into the Open Concept Kitchen, Dining and Living Room as well as the MAIN FLOOR BEDROOM. Quartz Countertops, Stainless Steel Appliances, including a GAS RANGE STOVE, Full Ceiling Height Cabinetry with crown molding and a big pantry closet complete the gourmet kitchen. A Large Vinyl Deck is great for BBQs and entertaining. Upstairs, a bright center Bonus Room, featuring a large openable window, separates the Childrens' Rooms from the Parents' Primary Bedroom. The primary bedroom is spacious and has a large walk-in closet and a 4 piece bathroom with a Fully Tiled Stand Up Shower. Downstairs, in the 2 BEDROOM LEGAL SUITE you will continue to find the same beautiful finishes, including S/S Appliances, and Luxury Vinyl covering the Open Kitchen, Dining and Living Room. Oversized windows in the bedroom allow more Natural Light to brighten every nook and cranny. 9 Foot Ceilings make every room feel much larger and you won't even realize you're on the lower level. SEPARATE STACKABLE LAUNDRY can be found in the closet under







the stairs and a separate furnace heats the legal suite. The suite has its own private entrance and A SOLID CORE DOOR with deadbolt divides the basement legal suite from the upstairs. A Deep East Facing Backyard and Gravel Parking Pad at the back can build the future detached double garage. Multiple Parks and Playgrounds, beautiful Green Spaces, and the site of the future Glacier Ridge Village all within walking distance. This home is conveniently located with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail. In addition, enjoy proximity to multiple commercial centers with a variety of shopping and professional services. In particular, popular stores including Costco, Co-Op, T&T Asian Supermarket, and Walmart, are just a few minutes away. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE. You don't want to miss this opportunity! Book your showings to view this gem today!

#### Built in 2025

#### **Essential Information**

MLS® # A2195111 Price \$699,900

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 1,701 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 18 Edith Green Nw

Subdivision Glacier Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3R 2B6

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Separate Entrance, Tankless Hot Water

Appliances Dishwasher, Microwave, Refrigerator, Dryer, Gas Stove, Range,

Tankless Water Heater, Washer, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard, Lighting, Playground

Lot Description Back Yard, City Lot, Few Trees, Back Lane, Cleared, Front Yard, Low

Maintenance Landscape, Rectangular Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 17th, 2025

Days on Market 60 Zoning R-G

### **Listing Details**

Listing Office MaxWell Capital Realty

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