

**99 Edith Passage NW  
Calgary, Alberta**
**MLS # A2226472**

**\$629,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Right across from a green space playground, double detached garage, and fully upgraded, welcome to this 1622 sqft very well kept home in popular Glacier Ridge. It features 9 feet ceiling and vinyl flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, built in microwave oven and chimney hood fan, and stainless steel appliances. Upper floor has a bonus room, large master bedroom with walk in closet and 4 pieces ensuite, 2 good size kid's bedrooms, and laundry room. Main floor with large and sunny living room, spacious dining area, large open kitchen with big island, mud room to the back entrance, detached garage, and covered front porch. Separated entrance to the basement, with water softener, future bar and bathroom rough in. It closes to playground, shopping, and easy access to major roads. \*\* 99 Edith Passage NW \*\*