13 Edith Gate NW
Calgary, Alberta

MLS # A2230539

$635,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,814 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: NONE

Welcome to this Beautiful Semi-Detached CORNER LOT home, in the new family-friendly community of GLACIER RIDGE. The moment you enter this home you will be greeted by a 9ft. CEILING and a BRIGHT and SPACIOUS room that can be used as Living Room or as a HOME OFFICE. The Main floor offers a spacious OPEN CONCEPT Kitchen with elegant white cabinet, QUARTZ countertops, LARGE kitchen island, STAINLESS STEEL appliances, POWERFUL chimney hood fan and modern finishing, elegantly illuminated with pot lights. You will also find a GOOD SIZE living room and a half bath. The Upper Floor features a MASTER BEDROOM with a 4 piece ensuite equipped with a DOUBLE VANITY and a WALK-IN CLOSET designed to meet all your storage needs. There are Two additional bedrooms with EASY ACCESS to a shared bathroom, a BONUS ROOM providing additional space for relaxation and a spacious laundry room to complete this level. This home comes with a DOUBLE DETACHED GARAGE and a secluded public area right next to the property that can be occasionally used as visitor parking. The community offers easy access to all kinds of amenities, like Gym, Restaurants, Supermarkets, Walmart, major Banks, Medical Facilities and nearby shopping centers like Beacon Hill and Creekside. Don’t miss your opportunity to own this exceptional home in one of Calgary’s most exciting new neighbourhoods! Call to Book your viewing Today.