

153 Edith Villas NW
Calgary, Alberta

MLS # A2210111



\$899,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,613 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Air conditioner for the top floor		

Discover the perfect blend of style, innovation, and functionality in this stunning, upgraded home located in the highly sought-after Glacier Ridge community—a new NorthWest (NW) neighbourhood surrounded by parks, playgrounds, and natural beauty. Boasting over \$50,000 in upgrades, this spacious residence is a showcase of thoughtful design and energy efficiency. Enjoy year-round comfort with dual high-efficiency furnaces, MERV 13 filters, integrated humidifiers, UVC air purification, and air conditioning. Sustainability meets savings with triple-pane windows, a Navien tankless water heater, six solar panels, and a garage outfitted with an EV charging outlet. Step into the heart of the home—an impressive gourmet kitchen featuring 9-ft ceilings, quartz countertops, built-in stainless steel appliances, a large center island, and a walk-in pantry—perfect for entertaining and everyday living. The open-concept main floor is bright and inviting, offering a welcoming foyer with a walk-in closet, flex room, mudroom, powder room, and sun-soaked living and dining spaces. Upstairs, retreat to the primary bedroom with a spa-inspired ensuite, complete with dual vanities and his-and-her walk-in closets. Two additional bedrooms, a full bath, a versatile bonus room, and a spacious laundry room with a separate walk-in linen storage complete the upper level. Outside, enjoy the 12x10 deck with a BBQ gas line, a fenced backyard, and basement rough-ins ready for your future development. Additional highlights include Hunter Douglas window coverings, a side entrance, and a spacious 2-car garage.