

# \$734,999 - 143 Edith Drive Nw, Calgary

MLS® #A2191431

**\$734,999**

6 Bedroom, 4.00 Bathroom, 1,816 sqft

Residential on 0.07 Acres

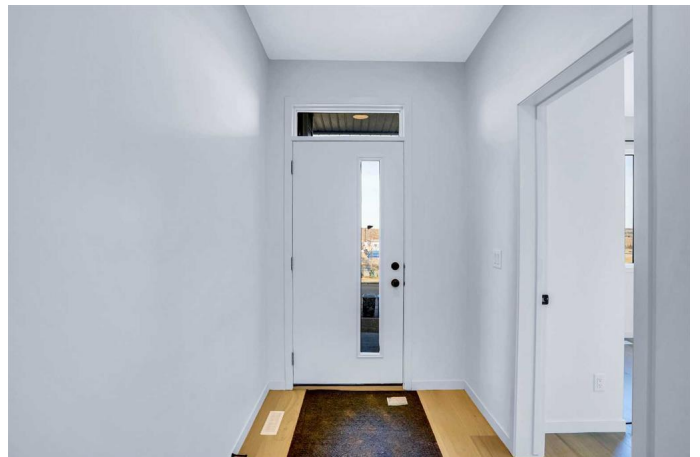
Glacier Ridge, Calgary, Alberta

Welcome to this absolutely amazing and stunning house in Glacier Ridge NW with 2 bedrooms LEGAL suite. As you walk in, you will find open concept SPACIOUS Living room, dining area and rear UPGRADED kitchen with huge centre ISLAND. Main floor also features a bedroom and full bathroom. Upstairs you will find a SPACIOUS bonus room, primary bedroom with Walk-In-Closet and 4 piece en-suite. Other 2 good size bedrooms, 4 piece bathroom and laundry room completes this floor. LEGAL basement suites boasts rec room, 2 spacious bedrooms, 4 piece bathrooms and second kitchen with separate entrance. Good size deck is ready for all your outdoor BBQ needs! Rear parking pad with paved back lane. LOCATION: This property is facing future Community Centre(The village) and close to the playground. Easy access to major roads Shaganappi trail, Sarcee Trail and Stoney trail. Also enjoy the proximity to shopping center. Watch 3D TOUR, don't miss this amazing property and book a showing today!!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2191431  |
| Price     | \$734,999 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 4           |
| Square Footage | 1,816       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 143 Edith Drive 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 | Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings    |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance                                 |
| Lot Description   | Back Lane, Level, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 78                 |
| Zoning         | R-G                |
| HOA Fees       | 420                |
| HOA Fees Freq. | ANN                |

## **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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