

\$799,900 - 173 Edith Place Nw, Calgary

MLS® #A2202687

\$799,900

4 Bedroom, 3.00 Bathroom, 2,451 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

****BRAND NEW HOME ALERT****

Washer/Dryer/\$3,500 gift voucher towards blinds through Wendi Interiors! Great news for eligible First-Time Home Buyers – NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTOR®. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "HOLLY" HOME located in the brand new community of Glacier Ridge. A soon to be lovely neighborhood with great amenities welcomes you into 2400++sqft of craftsmanship & design offering a unique and expanded open floor plan boasting a stunning GOURMET kitchen featuring a beautiful Flush Centre Island, QUARTZ COUNTERS, pantry & Sleek Stainless Steel KITCHENAID Appliances that overlooks the Dining Area that flows nicely into the spacious Great Room complimented by a gorgeous feature fireplace. Lovely laminate graces the Main floor along with stunning flooring in all Baths & laundry. Discover a FOURTH BEDROOM with a full en suite situated on the main floor - ideal for additional family members, guests or anyone who prefers no stairs. The 2nd level boasts 3 more bedrooms, convenient laundry & the most amazing Master Bedroom offering a PRIVATE EN SUITE with a spacious shower, over sized soaker tub, double vanities &



Walk-through Closet. Additional features of the amazing home include a professionally designed Alabaster Colour Palette, convenient side entry, iron spindle added to stairs, 11x10 rear deck with BBQ gas line, raised 9ft basement ceiling height and 3-piece rough-in plumbing. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime! Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, Triple Pane Windows and Smart Home Technology Solutions! Welcome Home!

Built in 2024

Essential Information

MLS® #	A2202687
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,451
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	173 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3R 2E2

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front, Concrete Driveway

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Built-In Oven, Gas Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Great Room

Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 237

Zoning R-G

HOA Fees 420

HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.