

93 Edith Mews NW
Calgary, Alberta

MLS # A2200151



\$659,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, C		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Solar Panels (6) and equipment

MOVE-IN READY home with Exceptional features: PREMIUM LOCATION ON A PARK * VIEW OF SYMONS VALLEY * FULLY LANDSCAPED * and more! Family friendly direct access to large park, and on a cul-de-sac with extra parking. This is the Showhome street for Phase 1 of the community. Many MUST HAVES included are 9 foot ceilings, large triple-pane windows, covered front porch, west back yard, solar panels, UV air filter, and quartz countertops. Even more value-added UPGRADES are window blinds and easy clean vinyl plank flooring throughout. The open-concept main floor provides great options for use of space. There is a spacious foyer, a huge window facing the playground, flexibility for dining, functional kitchen, pantry, multiple closets, and a half bathroom. The kitchen island has a built-in microwave and extended countertop for service. The wrap around stairwell takes you to the upper level featuring a central laundry, big main bathroom and 3 spacious bedrooms. The perfect-size primary bedroom with sunrise and valley views, complementing full ensuite and generous walk-in-closet. The basement is ready to develop with a 9-foot ceiling, bathroom rough-in, egress window, compact utility area, and possible separate entrance. With the 'Built Green Canada' standard and an 'EnerGuide Rating' there is a smart thermostat, on-demand water heater, and solar panels tied into the main panel. The front and back yards are highlighted with decks for 3 season use and watching the kids at the park. The property is fenced, has low-maintenance landscaping, and access around the house. The big 22 x 22 garage pad is complete with concrete curb. Glacier Ridge has wide sidewalks, many green spaces, and a community centre with sport facilities under construction This home is walking distance to parks, main roads and Sage Hill Quarter

shopping center with grocery store and Tim Hortons. Close by main roads provide easy access to Costco, CTrain (10km), YYC airport, and downtown. Come see this modern home and peaceful location, and take advantage of the exceptional value.