

93 Edith Mews NW
Calgary, Alberta

MLS # A2176727



\$710,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,627 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

This exceptional vacant home featuring 3 bedrooms and 2.5 bathrooms is located in the highly sought-after Glacier Ridge community. Nestled in a tranquil cul-de-sac adjacent to Glacier Ridge Park (Fox Creek Park), this delightful neighborhood offers a well-designed living area characterized by outstanding craftsmanship. The open-concept layout is perfect for discerning buyers, highlighting a magnificent gourmet kitchen with a central island, modern stainless-steel appliances, and a generous dining area that flows effortlessly into the main living space, complemented by an elegant covered veranda. On the upper level, there is a full bathroom, a convenient laundry space, and two bedrooms, while the primary suite boasts a walk-in closet and a luxurious en-suite bathroom. Premium window blinds and enhanced laminate flooring contribute to the house's increased aesthetic appeal. The lower level offers a chance for personalization, allowing you to adapt the area to your liking. This Smart Home includes essential features such as a High-Efficiency Furnace, Smart Home Thermostat, Doorbell, and Lighting system. Furthermore, a large deck at the rear provides access to your Parking Pad. Don't miss this dream home.