

# \$791,700 - 308 Edith Place Nw, Calgary

MLS® #A2187947

**\$791,700**

3 Bedroom, 3.00 Bathroom, 2,016 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this new build Shane Home, available for possession in April 2025. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the ownerâ€™s bedroom and secondary bedrooms Luxurious rear ownerâ€™s bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living Glacier Ridge offers natural beauty and convenient access to amenities. Please note, images are illustrative, and elevation and finishes may vary. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2187947
Price	\$791,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016

Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	308 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2C9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters
Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Stucco, Vinyl Siding, V
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 15th, 2025
Days on Market	109
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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