

# \$839,900 - 173 Edith Place Nw, Calgary

MLS® #A2202687

**\$839,900**

4 Bedroom, 3.00 Bathroom, 2,451 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” 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 REALTORÂ®. 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	\$839,900
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	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Pantry, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Oven-Built-In, Built-In Oven, Gas Cooktop, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	165
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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