

# \$749,900 - 18 Edith Green Nw, Calgary

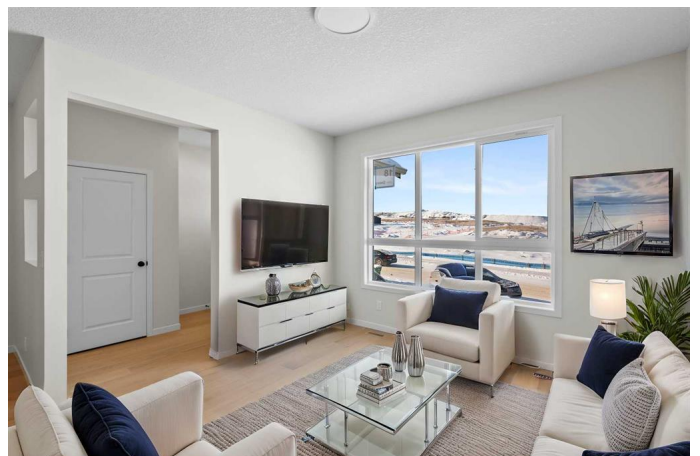
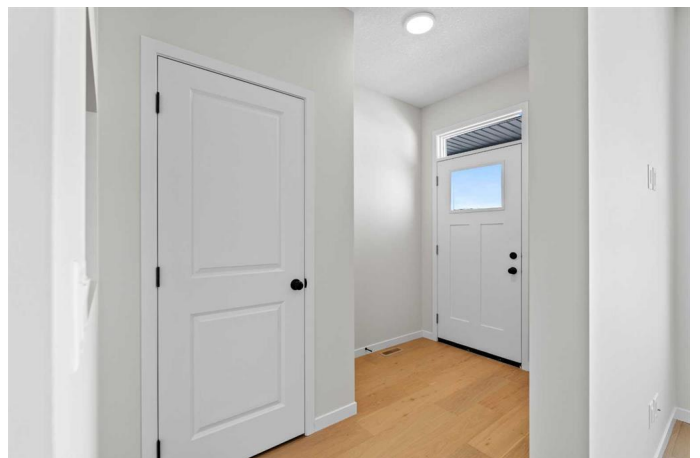
MLS® #A2195111

**\$749,900**

6 Bedroom, 4.00 Bathroom, 1,701 sqft  
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

LIVE UP RENT DOWN!! Welcome to this gorgeous GREEN SPACE front facing new home. This home has 4 BEDROOMS upstairs with a builder finished FULL 2 BEDROOM LEGAL SUITE in the basement. With 2571 SQFT of exquisitely developed Living space, this brand new home is sure to Impress. 9 FOOT CEILINGS and Luxury Vinyl Plank Flooring is found throughout the main floor from the front entrance into the Open Concept Kitchen, Dining and Living Room as well as the MAIN FLOOR BEDROOM. Quartz Countertops, Stainless Steel Appliances, including a GAS RANGE STOVE, Full Ceiling Height Cabinetry with crown molding and a big pantry closet complete the gourmet kitchen. A Large Vinyl Deck is great for BBQs and entertaining. Upstairs, a bright center Bonus Room, featuring a large openable window, separates the Childrens' Rooms from the Parents' Primary Bedroom. The primary bedroom is spacious and has a large walk-in closet and a 4 piece bathroom with a Fully Tiled Stand Up Shower. Downstairs, in the 2 BEDROOM LEGAL SUITE you will continue to find the same beautiful finishes, including S/S Appliances, and Luxury Vinyl covering the Open Kitchen, Dining and Living Room. Oversized windows in the bedroom allow more Natural Light to brighten every nook and cranny. 9 Foot Ceilings make every room feel much larger and you won't even realize you're on the lower level. SEPARATE STACKABLE LAUNDRY can be found in the closet under



the stairs and a separate furnace heats the legal suite. The suite has its own private entrance and A SOLID CORE DOOR with deadbolt divides the basement legal suite from the upstairs. A Deep East Facing Backyard and Gravel Parking Pad at the back can build the future detached double garage. Multiple Parks and Playgrounds, beautiful Green Spaces, and the site of the future Glacier Ridge Village all within walking distance. This home is conveniently located with easy access to major roads such as Stoney Trail, Sarcee Trail, and Shaganappi Trail. In addition, enjoy proximity to multiple commercial centers with a variety of shopping and professional services. In particular, popular stores including Costco, Co-Op, T&T Asian Supermarket, and Walmart, are just a few minutes away. ALBERTA NEW HOME WARRANTY IS TRANSFERABLE. You don't want to miss this opportunity! Book your showings to view this gem today!

Built in 2025

### **Essential Information**

MLS® #	A2195111
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,701
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	18 Edith Green Nw
Subdivision	Glacier Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B6

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard, Lighting, Playground
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	25
Zoning	R-G

### **Listing Details**

Listing Office	MaxWell Capital Realty
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