

# \$905,000 - 153 Edith Villas Nw, Calgary

MLS® #A2210111

**\$905,000**

3 Bedroom, 3.00 Bathroom, 2,613 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

An incredible opportunity to own a stunning home in Glacier Ridge, a vibrant NorthWest (NW) community with parks and playgrounds. This spacious home is designed for comfort and efficiency, featuring two high-efficiency furnaces with MERV 13 filters, integrated humidifiers and UVC air purification, air conditioning for the top floor, a 6-solar-panel system, triple-pane windows, a Navien tankless water heater, and a 2-car garage with an EV charging outlet. The gourmet kitchen boasts a 9-ft ceiling, quartz countertops, built-in stainless steel appliances, a large island, and a walk-in pantry. The open-concept main floor includes a foyer with a walk-in closet, mudroom, flex room, half-bath, and sunlit living/dining areas. Upstairs, the primary suite offers a spa-like ensuite with his-and-her spaces and the walk-in closets. Youâ€™™ll also find two additional bedrooms, a full bath, a bonus room, and a spacious laundry with a separate walk-in linen closet. Additional perks include a side entrance, 12x10 deck with a BBQ gas line, and basement rough-in plumbing.

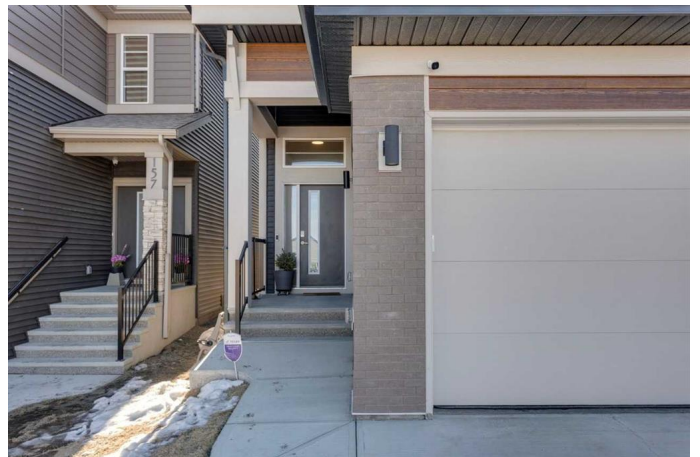
Built in 2022

## Essential Information

MLS® # A2210111

Price \$905,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,613
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	153 Edith Villas Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Y8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
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Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform Inc.
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