

# \$765,000 - 308 Edith Place Nw, Calgary

MLS® #A2187947

## \$765,000

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

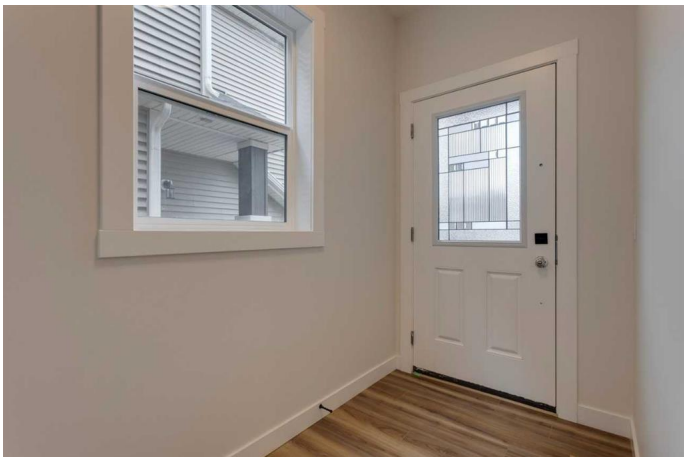
Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this quick possession Shane Home. 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 owner’s bedroom and secondary bedrooms Luxurious rear owner’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 \$5,000 landscaping voucher included by Shane Homes. Glacier Ridge offers natural beauty and convenient access to amenities.

Built in 2025

## Essential Information

MLS® #	A2187947
Price	\$765,000
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, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Electric Oven
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	Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 15th, 2025  
Days on Market                200  
Zoning                              R-G  
HOA Fees                         400  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Bode Platform Inc.

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