

\$734,900 - 52 Edith Terrace Nw, Calgary

MLS® #A2186945

\$734,900

4 Bedroom, 4.00 Bathroom, 1,780 sqft
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Check this one out!! ** DOUBLE CAR GARAGE ** This almost brand new Jayman BUILT "best-selling "COPPER 20" model offers 2700 + SF of air-conditioned luxurious features & custom-built by the original owners with a modern décor color palette.

Convenient Location - Steps away from the ponds, parks, pathways, schools, shopping, and transit, and on a quiet, family-approved street. This includes four bedrooms, a professionally finished basement, a main floor bedroom/den, 3.5 baths, and an oversized 22' x 22' detached garage. This OPEN award-winning design features 9 & 11-foot main ceilings, an upgraded kitchen layout with a supersized central island, and luxury vinyl plank flooring. Check out the floor plan & 3D tour! There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz counter tops, custom light grey shaker style cabinets/doors, extension trims, high-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, gas cooktop range with five burners, recessed lighting, island with a flush eating bar, peninsula with a black granite under mount sink, pantry & a large central dining room. The main floor layout includes a west-facing office and a family room with high ceilings, extra tall windows, a family-sized open foyer, and rich wide plank LVP floors featured from the front entrance and throughout the main floor. A rear mud room offers more storage and easy



52 EDITH TERRACE NW

REC-MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 920.00 Sq Ft / 85.47 m²
UPPER LEVEL (AG) - 860.00 Sq Ft / 79.89 m²
TOTAL ABOVE GRADE RMS SIZE - 1,780.00 Sq Ft / 165.36 m²

BASEMENT DEVELOPED AREA (BG) - 817.38 Sq Ft / 75.94 m²
BASEMENT UNDEVELOPED AREA (BG) - 102.62 Sq Ft / 9.53 m²
TOTAL AG/BG AREA - 2,700.00 Sq Ft / 250.83 m²



access to the garage. Upstairs leads to the three upper bedrooms and laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, and an oversized shower w/ glass door to complete this stunning spa-like en-suite. BONUS: The basement was professionally finished and features a large family room, bedroom, full bathroom, full-sized furnace room, and storage.. Plus, smart home technology, 6 solar panels, Navien tankless hot water heater, 10' high basement ceilings, generously sized bedrooms with large windows, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. QUICK APRIL 2025 possession date! Call your friendly REALTOR(R) to book a viewing!

Built in 2022

Essential Information

MLS® #	A2186945
Price	\$734,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	52 Edith Terrace Nw
Subdivision	Glacier Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3R 1Z1



Amenities

Amenities Park
Parking Spaces 2
Parking Double Garage Detached, G
Faces Rear
of Garages 2

Interior

Interior Features Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters, Tankless Hot Water
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating Forced Air, Natural Gas, Central, Exhaust Fan, High Efficiency
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting, Rain Gutters, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Interior Lot, Street Lighting, Zero Lot Line
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 10th, 2025
Days on Market 83
Zoning R-G
HOA Fees 420
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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