

# \$728,900 - 43 Edith Terrace Nw, Calgary

MLS® #A2190165

**\$728,900**

3 Bedroom, 4.00 Bathroom, 1,728 sqft  
Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

SHOW HOME ALERT! VERIFIED Jayman BUILT Show Home! \*\* PROFESSIONALLY DECORATED with all the bells and whistles. Exquisite & beautiful, you will immediately be impressed by Jayman BUILT's "COOPER 20" SHOW HOME located in the up-and-coming Northwest community of Glacier Ridge. A lovely new neighborhood with parks and playgrounds welcomes you into a thoughtfully planned and FULLY FINISHED living space featuring craftsmanship & design. This stunning home offers a unique open floor plan and outstanding design for the most discerning buyer! Boasting a stunning GOURMET kitchen with a beautiful center island with Flush Eating Bar & Sleek stainless-steel appliances, including a WHIRLPOOL French Door refrigerator with icemaker, smooth top slide-in range, and microwave/hood fan combo flowing nicely into the adjacent spacious dining room. All are creatively centralized, having the kitchen area elevated and overlooking the lower living room with a lovely feature fireplace and soaring ceilings. Situated at the front of the home, you will discover a flex space that invites an abundance of natural daylight into the home, complimented with an oversized feature window. The upper level offers 3 sizeable bedrooms, with the Primary Suite featuring a large walk-in closet, a 4pc ensuite with dual vanities, oversized shower, and convenient 2nd-floor laundry. The lower level, with beautiful ceiling height, offers a marvelous Family Room with an enclosed gym, dedicated



wine room, wet bar with sink and Silhouette bar fridge, and a full bath for your guests' enjoyment! - Enjoy the lifestyle you & your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 6 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! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save!

Built in 2021

### Essential Information

MLS® #	A2190165
Price	\$728,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,728
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Edith Terrace Nw
Subdivision	Glacier Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	January 25th, 2025
Days on Market	68
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

## Listing Details

Listing Office            Jayman Realty Inc.

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