

153 Edith Villas NW
Calgary, Alberta

MLS # A2210111



\$899,000

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|-------------|--------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | Air conditioner for the top floor | | |

Discover the perfect blend of style, innovation, and functionality in this stunning, upgraded home located in the highly sought-after Glacier Ridge community—a new NorthWest (NW) neighbourhood surrounded by parks, playgrounds, and natural beauty. Boasting over \$50,000 in upgrades, this spacious residence is a showcase of thoughtful design and energy efficiency. Enjoy year-round comfort with dual high-efficiency furnaces, MERV 13 filters, integrated humidifiers, UVC air purification, and air conditioning. Sustainability meets savings with triple-pane windows, a Navien tankless water heater, six solar panels, and a garage outfitted with an EV charging outlet. Step into the heart of the home—an impressive gourmet kitchen featuring 9-ft ceilings, quartz countertops, built-in stainless steel appliances, a large center island, and a walk-in pantry—perfect for entertaining and everyday living. The open-concept main floor is bright and inviting, offering a welcoming foyer with a walk-in closet, flex room, mudroom, powder room, and sun-soaked living and dining spaces. Upstairs, retreat to the primary bedroom with a spa-inspired ensuite, complete with dual vanities and his-and-her walk-in closets. Two additional bedrooms, a full bath, a versatile bonus room, and a spacious laundry room with a separate walk-in linen storage complete the upper level. Outside, enjoy the 12x10 deck with a BBQ gas line, a fenced backyard, and basement rough-ins ready for your future development. Additional highlights include Hunter Douglas window coverings, a side entrance, and a spacious 2-car garage.