

\$659,900 - 93 Edith Mews Nw, Calgary

MLS® #A2200151

\$659,900

3 Bedroom, 3.00 Bathroom, 1,630 sqft
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

MOVE-IN READY home with Exceptional features: PREMIUM LOCATION ON A PARK * VIEW OF SYMONS VALLEY * FULLY LANDSCAPED * and more! Family friendly direct access to large park, and on a cul-de-sac with extra parking. This is the Showhome street for Phase 1 of the community. Many MUST HAVES included are 9 foot ceilings, large triple-pane windows, covered front porch, west back yard, solar panels, UV air filter, and quartz countertops. Even more value-added UPGRADES are window blinds and easy clean vinyl plank flooring throughout.

The open-concept main floor provides great options for use of space. There is a spacious foyer, a huge window facing the playground, flexibility for dining, functional kitchen, pantry, multiple closets, and a half bathroom. The kitchen island has a built-in microwave and extended countertop for service. The wrap around stairwell takes you to the upper level featuring a central laundry, big main bathroom and 3 spacious bedrooms. The perfect-size primary bedroom with sunrise and valley views, complementing full ensuite and generous walk-in-closet. The basement is ready to develop with a 9-foot ceiling, bathroom rough-in, egress window, compact utility area, and possible separate entrance. With the 'Built Green Canada' standard and an 'EnerGuide Rating' there is a smart thermostat, on-demand water heater, and solar panels



tied into the main panel. The front and back yards are highlighted with decks for 3 season use and watching the kids at the park. The property is fenced, has low-maintenance landscaping, and access around the house. The big 22 x 22 garage pad is complete with concrete curb.

Glacier Ridge has wide sidewalks, many green spaces, and a community centre with sport facilities under construction This home is walking distance to parks, main roads and Sage Hill Quarter shopping center with grocery store and Tim Hortons. Close by main roads provide easy access to Costco, CTrain (10km), YYC airport, and downtown.

Come see this modern home and peaceful location, and take advantage of the exceptional value.

Built in 2022

Essential Information

MLS® #	A2200151
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	93 Edith Mews Nw
Subdivision	Glacier Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Instant Hot Water
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Private, Views, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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