\$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, Open Floorplan, Pantry, Smart Home,

Tankless Hot Water, Walk-In Closet(s), Stone Counters, Low Flow

Plumbing Fixtures, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings, Central Air Conditioner, Microwave Hood Fan

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 85
Zoning R-G
HOA Fees 420
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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