

# \$699,999 - 52 Edith Mews Nw, Calgary

MLS® #A2200108

**\$699,999**

3 Bedroom, 3.00 Bathroom, 1,835 sqft  
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

We are hosting an Open House on April 13 ,2025 (Sunday) from 1 PM to 4 PM. Welcome to this Stunning 1800+ Sq.ft home, with WALK OUT BASEMENT, LARGE DECK , Fully Upgraded WITH EXTRA WINDOWS perfectly designed for modern living located in the highly desirable new community of Glacier Ridge. You will be impressed by this unique detached home built by Trico Homes comes with 3 bedrooms, 2.5 bathrooms, and an open-concept layout with a bright and spacious living area. The gourmet kitchen features stainless steel appliances, quartz countertops, a large island and ample cabinetry with a modern elegant touch. There is a dedicated Dining area across the kitchen which offers easy access for serving meals to your family while maintaining an open and connected atmosphere. The open layout with ample natural light and a cozy ambiance, it serves as the perfect space for creating a wonderful and lively conversations. The upper floor of the home is thoughtfully designed for comfort and convenience, featuring three spacious bedrooms, two baths including a luxurious master suite. The master bedroom serves as a private retreat, complete with a generous walk-in closet and an elegant en-suite bathroom, offering a perfect blend of relaxation and functionality. A versatile bonus room adds extra flexibility to the floor plan—ideal for a family lounge, playroom, home office, or entertainment space. The laundry room is strategically located on this



level, making household chores effortless and easily accessible.

The location offers exceptional convenience, with quick access to major roads like Stoney Trail, Sarcee Trail, and Shaganappi Trail. Just a short 7-minute drive brings you to a variety of amenities, including Walmart, Costco, Dollar Store, Bottle Depot, major banks, T&T Supermarket, clinics, and an array of restaurants. While Calgary International Airport and CrossIron Mills are just a short drive away. Additionally, nearby green spaces, GLACIER RIDGE PLAYGROUND provide opportunities for outdoor recreation and relaxation. House is located on QUIET, LOW TRAFFIC STREET perfect for those seeking tranquility and Comfort. Take advantage of your opportunity to see this incredible property in person – book your showing today!

Built in 2023

### Essential Information

MLS® #	A2200108
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,835
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	52 Edith Mews Nw
Subdivision	Glacier Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Y8

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Gas Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	39
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker YAD Realty
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