

# \$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 | 83                 |
| Zoning         | R-G                |
| HOA Fees       | 420                |
| HOA Fees Freq. | ANN                |

**Listing Details**

Listing Office                Jayman Realty Inc.

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