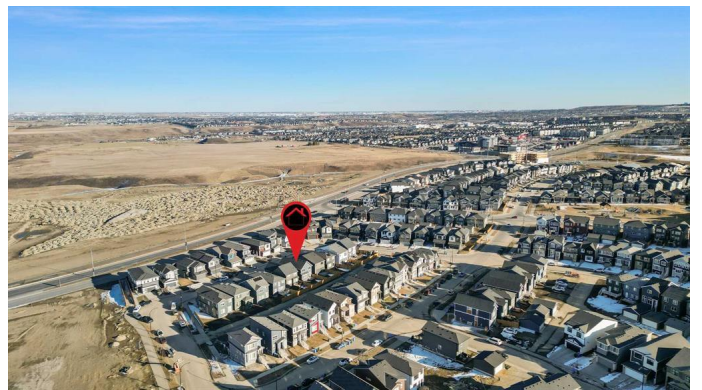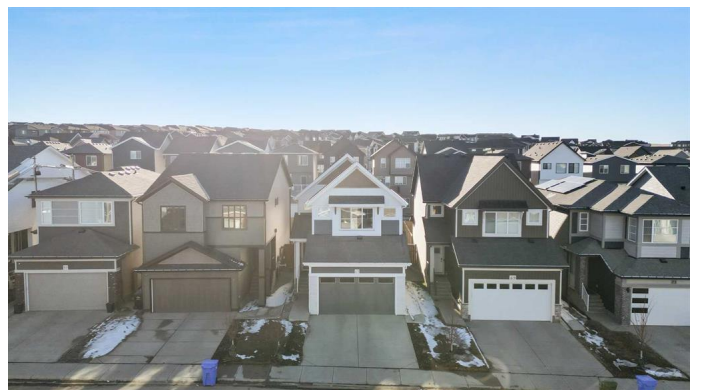# $760,000 - 65 Edith Crescent Nw, Calgary

MLS® #A2200770

$760,000

3 Bedroom, 3.00 Bathroom, 1,917 sqft
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this exceptional 2-storey home in the brand-new Glacier Ridge community, where energy efficiency and modern luxury meet. With 1917 square feet of living space and an additional 854 square feet in the unfinished basement, this home is designed to meet the highest standards of performance and comfort. Boasting 3 spacious bedrooms and 3 well-appointed bathrooms, including a main floor bedroom with an adjacent full bathroom, this home provides flexibility for various family needs. The open-concept living area features a sleek electric fireplace, creating the perfect space to relax and entertain. The gourmet kitchen is a chef's dream, featuring beautiful quartz countertops, a gas cooktop, and ample storage space. This home is built with Core Performance in mind, featuring 10 solar panels and meeting the BuiltGreen Canada Standard for energy efficiency. The home also comes with an EnerGuide Rating, ensuring superior energy performance. Enjoy peace of mind with a UV-C Ultraviolet light air purification system, along with a high-efficiency furnace featuring MERV 13 filters and an HRV unit for optimal indoor air quality. Triple-pane windows enhance the home's energy efficiency, keeping your living spaces comfortable year-round. Other premium features include a Navien-brand tankless hot water heater, central air conditioning, a 200 AMP panel, and an EV plug. Security is a priority with a Ring doorbell system, front and back hardwired

cameras, and a smart home setup powered by Alexa, ensuring convenience at your fingertips. The attached double garage provides ample space, and the backyard is ready for entertainment with a gas line installed for your BBQ. Additionally, the home is prepped for future growth with the unfinished basement offering endless potential for customization. Built by the reputable Jayman, this home combines cutting-edge technology with sustainability, creating a comfortable and eco-friendly living environment.

Built in 2023

Essential Information

MLS® #	A2200770
Price	$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,917
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	65 Edith Crescent Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C2

Amenities

Amenities	None
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, None
Lot Description	Back Yard, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 10th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.