$680,000 - 30 Edith Manor Nw, Calgary

MLS® #A2212162

$680,000

4 Bedroom, 3.00 Bathroom, 1,733 sqft
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this beautifully crafted, 2022-built home located in the dynamic & rapidly growing community of Glacier Ridge. From the moment you step inside, you’re greeted by timeless wainscoting details on the main floor & an abundance of natural light streaming through the west-facing front windows & east-facing backyard â€" perfect for enjoying morning sunrises & Calgary’s legendary sunsets. Designed with flexibility in mind, the main floor features a versatile bedroom that functions effortlessly as a home office. The open-concept layout is both stylish & functional, boasting a bright, modern kitchen with premium builder upgrades, a large walk-in pantry, upgraded tile flooring, & custom-built cabinetry in all bathrooms. Step outside to the rear deck, an ideal space to sip your morning coffee, fire up the BBQ, or entertain family & friends in the warmer months. Upstairs, you'll find a sun-filled bonus room facing west â€" a perfect retreat for a media room, family lounge, or play space. This level also offers three generously sized bedrooms, two full bathrooms, & a convenient upper-level laundry room featuring upgraded washer & dryer, all thoughtfully designed to accommodate growing families or visiting guests. The undeveloped walkout basement offers incredible future potential, create a custom gym, legal suite, home theater, or recreational haven tailored to your lifestyle. Finishing off this impressive package is a brand new garage, providing secure parking & valuable

storage. This home presents a rare opportunity to own a contemporary, highly upgraded property in one of Calgaryâ€™s most sought-after new communities. Donâ€™t miss your chance to call this stunning home your own!

Built in 2023

Essential Information

MLS® #	A2212162
Price	$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Edith Manor Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Y7

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R-G
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty