

**385 Edith Road NW  
Calgary, Alberta**

**MLS # A2299875**



**\$950,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,317 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

FORMER JAYMAN BUILT SHOW HOME &ndash; ONLY ONE YEAR OCCUPIED! Welcome to this stunning and meticulously designed Elliott 24 model by Jayman BUILT, located in the highly desirable community of Glacier Ridge. Offering over 2,300 sq. ft. of beautifully crafted living space, this exceptional 3-level split home showcases modern elegance, superior craftsmanship, and an expansive open-concept layout&mdash;complete with a SOLAR ENERGY SYSTEM system for added efficiency. The main floor features a spectacular GOURMET KITCHEN with a flush center island, stone countertops, pantry, and sleek stainless steel KitchenAid appliances. It seamlessly overlooks the dining area and flows into the spacious great room, highlighted by a striking feature fireplace and views toward a dedicated office space. Rich hardwood flooring enhances the main level, complemented by upgraded finishes in all bathrooms and the laundry area. The second level offers an impressive primary retreat, complete with a spa-inspired ensuite featuring a glass shower, stand-alone soaker tub, double vanities, and a walk-through closet. A cozy private sitting area with its own fireplace completes this tranquil space. The third level includes two additional bedrooms, a beautiful bonus room, and convenient upper-level laundry. The fully finished basement provides even more versatile living space, including an additional bedroom, full bathroom, and a comfortable living area with a stylish divider workspace&mdash;ideal for working from home. This home is loaded with premium Plus Fit & Finish upgrades, including AIR CONDITIONING, window coverings, and designer wallpaper. Enjoy the lifestyle you and your family deserve in Glacier Ridge&mdash;a vibrant and growing community with exciting future amenities and long-term value. This is a rare opportunity to own a

former show home&mdash;don&rsquo;t miss out!