

# \$629,998 - 98 Edith Green Nw, Calgary

MLS® #A2221247

**\$629,998**

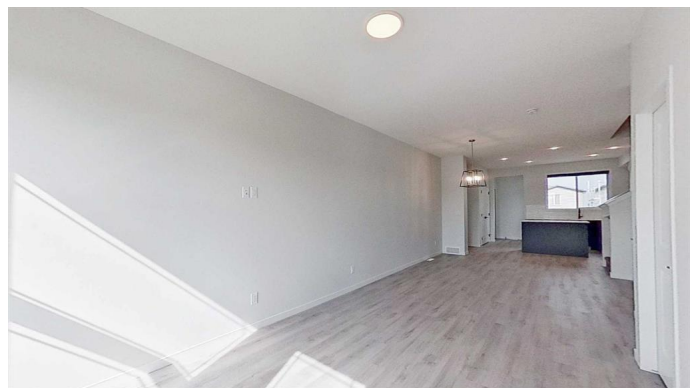
4 Bedroom, 4.00 Bathroom, 1,402 sqft

Residential on 0.05 Acres

Glacier Ridge, Calgary, Alberta

An exceptional opportunity to own this NEWLY BUILT, NEVER OCCUPIED, pristine and spacious Morrison Homes designed duplex home featuring 3 bedrooms and 2.5 bathrooms on the upper floor and 1 large Bedroom and 1 bathroom in the basement (LEGAL SUITE).

Large windows and nine-foot ceilings maximize natural light throughout the house. There are premium vinyl floors throughout the main floor and basement of this house. The spacious well-designed kitchen on main floor offers a large island with gleaming quartz countertop, double undermount sinks, dishwasher, and French door pantry cabinets. Full height two tone upgraded cabinets with deep storage drawers make this the perfect kitchen for prepping and serving food. Stainless Steel appliances include, French door fridge, five burner ceramic top range, chimney hood fan, built-in microwave and dishwasher. Bright and sunny kitchen with large window looks out to the deck. The spacious back entry features large 14' x 12' deck with premium aluminum railing, a great place to barbeque in summer along with family members. The main floor encompasses two piece powder room off the front entry. The upper floor features plush upgraded carpet and tile floors in the two bathrooms. Spacious and bright owner's suite offer room for a king size along with ensuite three piece bathroom. Two additional bedrooms with easy access to the perfectly



designed share common three-piece bathroom. All the bathrooms have upgraded cabinetry to match with the main floor and offer upgraded quartz countertop. The house has all the hardware upgraded in black accent. The full finished legal suite basement makes it perfect to rent downstairs while you live upstairs. The basement has separate side entrance, very spacious bedroom with walk in closet, washer/dryer, fully upgraded kitchen having glossy finish cabinets and upgraded standing shower washroom. This home also boasts features like recessed lighting, triple pane windows and custom window coverings. Parking pad for two vehicles and a paved back lane make this the perfect place. There is ample parking space in the front of the house on the street as well. The house is just located opposite to the future school site of Glacier Ridge which makes it a perfect location as no more houses will be built in front of this house.

Built in 2024

**Essential Information**

MLS® #	A2221247
Price	\$629,998
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,402
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	98 Edith Green Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2B5

### Amenities

Parking Spaces	2
Parking	Parking Pad
# of Garages	2

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Brick/Mortar

### Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-G

### Listing Details

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.