

# \$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, youâ€™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 & Calgaryâ€™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 Calgary's most sought-after new communities. Don'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	42
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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