

\$1,215,000 - 43 Edelweiss Crescent Nw, Calgary

MLS® #A2157402

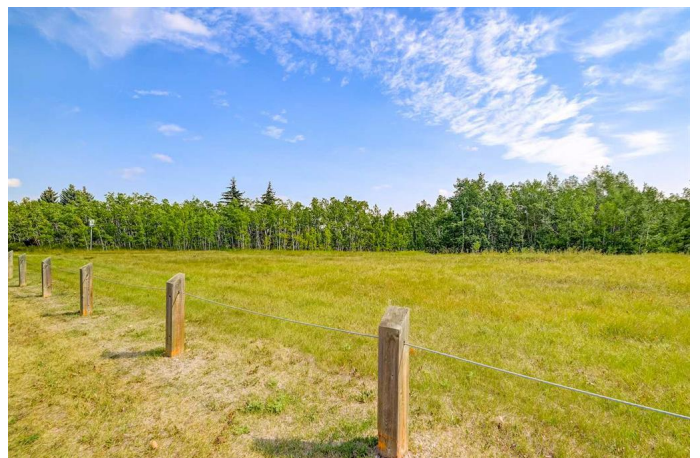
\$1,215,000

4 Bedroom, 4.00 Bathroom, 2,344 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Incredible opportunity to own this impeccably updated home in the highly sought-after Edelweiss cache in Edgemont. Located directly across a stunning forested area with walking paths, you will love the privacy and adventure to be found here. Boasting 3400 square feet of air-conditioned living space, it's easy to revel in the abundant beauty of each room. Walking inside, the open foyer floods the home with natural light. The front family room with brushed engineered oak floors and large windows creates a perfect space for gathering. The luxurious kitchen is a culinary masterpiece with a massive central island that spans over ten feet. The commercial gas range is a focal point highlighted by custom lighting, a pot filler, a Broan range hood, and a gorgeous marble-tiled backsplash. Professional series appliances including a paneled dishwasher and a wine fridge, custom cabinetry with soft-close drawers, undermount lighting, and efficient storage solutions add to the practicality and beauty of the room. The dining room is flanked by windows and can accommodate the needs of a busy family or an entertaining couple. The sunken living room features a coveted wood-burning fireplace that adds warmth and character to winter nights. A modern half-bath and a mud room with custom shelving and laundry complete this level. Upstairs, the elegant primary suite is inviting with a seating area, an electric fireplace, and a view of the green space across the way. The stupendous ensuite offers a heated floor with



two vanity stations each with independent storage. Soak your cares away in the deep soaker tub, or enjoy the tiled shower with multiple nozzles and a rain shower head. A large walk-in closet with custom built-ins creates a functional and organized space. The upper level is rounded out by a second bedroom with a walk-in closet, a generously sized third bedroom with a custom closet, and a 4 piece bath. The fully finished basement has a 4th bedroom, a massive recreation room, storage, and a 3 piece bathroom. The private backyard has an updated vinyl fence, a paver stone patio with a pergola, irrigation, modern cladding over the retaining wall, plenty of green space for play, a shed for storage, and extensive foliage. Additional updates include an extra wide driveway for a boat or trailer, surround sound speakers throughout, a heated garage, smart light switches, a gas line for the BBQ, LED pot lights, contemporary fixtures, and vinyl windows (plus so much more). Both the A/C and two furnaces are under warranty until 2029. This is an incredible location within Edgemont on a very quiet street.Â

Built in 1986

Essential Information

MLS® #	A2157402
Price	\$1,215,000
Sold Price	\$1,205,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,344
Acres	0.15
Year Built	1986
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Edelweiss Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3S1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, RV Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Mantle, Master Bedroom, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Environmental Reserve, Front Yard, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 28th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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