

\$929,000 - 311 Edelweiss Place Nw, Calgary

MLS® #A2163127

\$929,000

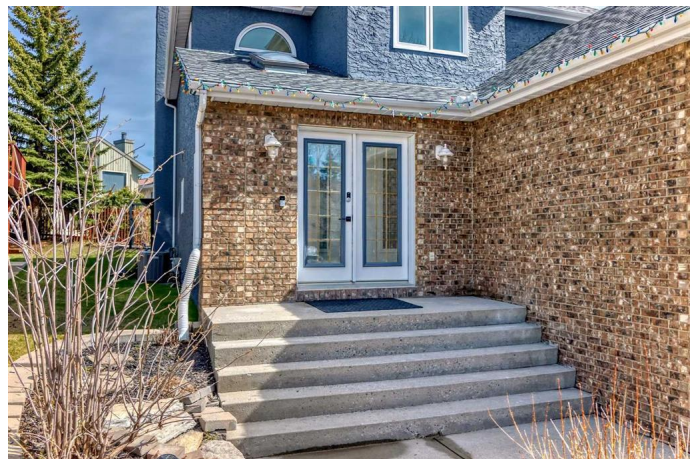
4 Bedroom, 4.00 Bathroom, 2,381 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

Open house Sep 8 at 1:00pm - 4:00pm.

Wonderful quiet Cul-de-sac Edgemont location. This 2400 sq.ft. 2 Storey fully developed Executive home is in the desirable area of Edelweiss. Gorgeous curb appeal with extensive flower beds and a fabulous backyard for entertaining. You enter the home and are greeted by a large Foyer leading to the a generous living room. The living room can accommodate two seating areas, one is intimate to enjoy a book or how about your morning coffee. The other offers a view of the dining room, kitchen and backyard, great main floor flow for entertaining and all hard wood flooring. The dining room is well situated and accommodates a large table with a curved feature wall. The Kitchen has a centre island, is open to the eating area and family room with access to the yard. There is a laundry room and a 1/2 bath to finish off this level. The upper level has 4 bedrooms including an oversized Primary Retreat with ample room for a sitting area for privacy. Beautiful recently remodelled ensuite bath. 3 other generous bedrooms and a full bath finish off this level. The lower level is fully developed and has an exercise/hobby area, large recreation room, cold storage room, full bath and a den (occasionally used as a guest bedroom but does not have a window). The backyard has a huge 34' x 14' Private stamped concrete patio for entertaining, Pergola on one side and lots of garden and flower beds. The present owners have spent around \$200K on



upgrading the home. There is an attached double garage with lots of storage. The kids can join the famous Sir Winston Churchill High School. Come and take a look at this well-situated, fully-developed home in an exclusive area of Edgemont.

Built in 1988

Essential Information

MLS® #	A2163127
Price	\$929,000
Sold Price	\$920,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,381
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	311 Edelweiss Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 19th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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