29 Edelweiss Point Calgary Alberta
$2,950,000

Open House Saturday June 22, 1pm - 3pm. All are welcome. This is a 3217 sf home top of the world lot with undisturbed and unparalleled views of the south and west mountains. At 29 Edelweiss Point it is ultimately the quality of life both from within the well laid out spaces inside the bricks and mortar to the 170 degree view-blessed vista of our majestic Rocky Mountains within an enclave of a cul-de-sac of 25 homes. This property comes with an already approved development permit DP for a renovation which would see a 4th level addition of a room with deck that would facilitate access to an easterly view of sunrises. Edelweiss Point is 20 minutes from downtown and 12 minutes to either the University or Foothills Hospital. Adjacent to Nose Hill Park. Egress to the mountains is ideal with airport 20 minutes away. The prevailing weather you can see for 100 kilometres west. The birds and squirrels will "chirpily" announce "the feeders are empty and the occasional blue jay or flicker will mesmerize with their colour... and the humble sparrows will contrast with the flamboyant wood peckers... all while overlooking the loping deer frequent coyote and the odd wayward moose. School is within walking distance. For the photographer there are the magnificent sunsets. So there you have it, a decidedly western slice of heaven in Calgary. (id:6769)

Listing Presented By:

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ROYAL LePAGE

See Mirror

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Living room 18.58 Ft x 14.83 Ft	4pc Bathroom Measurements not available
Dining room 16.42 Ft x 12.67 Ft	5pc Bathroom Measurements not available
Family room 17.83 Ft x 16.42 Ft	5pc Bathroom Measurements not available
Office 16.58 Ft x 12.50 Ft	Bedroom 19.33 Ft x 10.75 Ft
Kitchen 22.25 Ft x 19.00 Ft	Bedroom 15.58 Ft x 12.67 Ft
2pc Bathroom Measurements not available	Bedroom 11.25 Ft x 13.83 Ft
Laundry room 6.50 Ft x 5.25 Ft	Primary Bedroom 22.50 Ft x 13.92 Ft