



29 Edelweiss Point Calgary Alberta

\$1,950,000

AMAZING RENOVATION OR NEW BUILD OPPORTUNITY| EXCLUSIVE CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER NW COMMUNITY OF EDGEMONT| UNPARALLELED VIEWS! This 5-bedroom, 3.5 bath 2-Storey property offers 3,174 sf of living space and boasts majestic views of the Rocky Mountains and undisturbed city views. Nestled on a peaceful street, this is your opportunity to live on a premium enclave which includes a total of only 25 homes. In the seller's words, "The birds and squirrels will "chirpily" announce the feeders are empty and the occasional blue jay or flicker will mesmerize with their colour. The humble sparrows will contrast with the flamboyant wood peckers, all the while overlooking the loping deer, frequent coyote and the odd wayward moose". Complete with a triple-car garage and walkout basement, this property comes with an already approved Development Permit Application for a renovation which would see a 4th level addition of a room with a balcony that would offer easterly views w/spectacular sunrises and spectacular evening sunsets. Edelweiss Point is adjacent to Nose Hill Park and a mere 20 minutes from the downtown core. Only 12 minutes to the University & Foothills Hospital, with easy access to the airport or your weekend mountain getaway. In close proximity to several area schools, shops, restaurants and wonderful walking paths throughout the community. An absolute must see! (id:6769)

4pc Bathroom 8.00 Ft x 6.33 Ft
 Bedroom 13.67 Ft x 10.83 Ft
 Bedroom 15.75 Ft x 12.67 Ft
 Bedroom 10.92 Ft x 14.00 Ft
 Primary Bedroom 22.50 Ft x 14.00 Ft
 5pc Bathroom 16.17 Ft x 10.42 Ft
 5pc Bathroom 7.83 Ft x 7.08 Ft
 Foyer 18.50 Ft x 15.33 Ft

Laundry room 6.50 Ft x 5.33 Ft
 2pc Bathroom 5.08 Ft x 6.67 Ft
 Bedroom 16.67 Ft x 12.50 Ft
 Family room 17.83 Ft x 16.75 Ft
 Kitchen 13.08 Ft x 18.67 Ft
 Breakfast 9.25 Ft x 13.83 Ft
 Dining room 16.67 Ft x 12.58 Ft
 Living room 18.58 Ft x 15.17 Ft

Listing Presented By:



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eXp Realty

<http://stephensonrealtygroup.ca/>



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