



## 311 Edelweiss Place Calgary Alberta

\$949,999

Open house May 11 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. (id:6769)

Primary Bedroom 14.25 Ft x 21.00 Ft

4pc Bathroom 15.17 Ft x 6.50 Ft

4pc Bathroom 6.83 Ft x 6.42 Ft

Bedroom 10.25 Ft x 12.25 Ft

Bedroom 12.83 Ft x 10.25 Ft

Bedroom 10.17 Ft x 11.75 Ft

Recreational, Games room 39.08 Ft x 19.25 Ft

Den 10.75 Ft x 10.67 Ft

Other 11.33 Ft x 6.75 Ft

Living room 11.00 Ft x 20.50 Ft

2pc Bathroom 4.25 Ft x 5.50 Ft

Dining room 10.08 Ft x 13.67 Ft

Kitchen 10.50 Ft x 12.08 Ft

Breakfast 9.67 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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First Place Realty



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Storage 11.92 Ft x 7.00 Ft

3pc Bathroom 8.83 Ft x 5.83 Ft

Laundry room 9.25 Ft x 6.25 Ft

Family room 11.75 Ft x 16.25 Ft