



## 8 Edelweiss Road Calgary Alberta

\$799,000

Welcome to this incredible, custom-built family home, perfectly situated in the highly sought-after area of Edgemont Pointe Estates in the community of Edgemont in NW Calgary. With its impressive curb appeal, generous living spaces, and exceptional upgrades, this 2 storey split home with 2927 sq. ft. of total living space and double attached garage is a rare find in today's market. As you step inside, you'll be greeted by the grand, vaulted ceiling in the expansive dining and living room areas. The spacious updated, gourmet kitchen is a true showstopper, with a large centre island, eating bar, and upgraded granite countertops, complemented with sleek stainless steel appliances, including a Viking gas cooktop and Miele dishwasher. A large computer desk conveniently overlooks the family room, perfect to do homework or surfing the internet. Abundant natural light pours in through the numerous windows in the kitchen nook and family room as you relax with the morning sun. The gas insert fireplace in the family room is perfect for those chilly, wintery days. The main floor also features a versatile den, for use as an office or additional bedroom, as well as a convenient main floor laundry room and powder room. The second level boasts a serene master retreat, with a well-designed walk-in closet and ensuite bathroom. Step outside onto a private maintenance-free balcony to enjoy the full view of the massive backyard below. Two additional good-sized bedrooms and a second full bathroom complete this level. The professionally developed basement, with the second gas insert fireplace, is a haven for entertainment and relaxation, featuring a large games room topped off with a wet bar, a microwave oven and ample storage. A large flex room and full bathroom is also on this level. Two large storage rooms and utility room provide more space for various kinds of storage. Step o...

Primary Bedroom 14.25 Ft x 12.33 Ft

Bedroom 11.33 Ft x 9.08 Ft

Bedroom 13.33 Ft x 9.08 Ft

4pc Bathroom 8.17 Ft x 5.92 Ft

4pc Bathroom 7.67 Ft x 5.92 Ft

Other 5.92 Ft x 5.33 Ft

Storage 11.92 Ft x 5.83 Ft

Furnace 11.42 Ft x 10.17 Ft

Kitchen 11.25 Ft x 11.17 Ft

Den 10.33 Ft x 7.08 Ft

Dining room 11.50 Ft x 10.25 Ft

Living room 14.00 Ft x 11.42 Ft

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

Listing Presented By:



Originally Listed by:  
Grand Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Family room	18.33 Ft x 11.92 Ft	Family room	16.00 Ft x 15.08 Ft
Bedroom	12.50 Ft x 11.08 Ft	Breakfast	13.83 Ft x .92 Ft
4pc Bathroom	7.50 Ft x 4.83 Ft	Laundry room	6.17 Ft x 2.83 Ft
Other	16.17 Ft x 11.58 Ft		