



GRASSROOTS
REALTY GROUP

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57 Edelweiss Point NW
Calgary, Alberta

MLS # A2251887



\$2,698,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	4,382 sq.ft.	Age:	1987 (38 yrs old)
Beds:	7	Baths:	6
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Triple Garage		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub		

Top of the Hill! Welcome to Edelweiss Point, a small and exclusive enclave perched at the top of the hill. This exceptional residence offers breathtaking views of Nose Hill Park, Downtown Calgary, and a glimpse of the majestic mountains to the south. Spanning over 7,000 square feet of total living space, this expansive two-storey home features a fully developed walkout basement, 7 bedrooms, and 6 bathrooms, great for a large family or a multi-generational one. Every room is generously sized. The back of the home is adorned with an expanse of windows that flood the major rooms on all three levels with natural light and showcase the stunning vistas. The home was fully renovated in 2023, boasting a new kitchen, hardwood floors, updated millwork, new windows, and a completely developed lower level. The upgraded kitchen boasts top of the line appliances, granite counters and a spectacular view from the kitchen sink. A nanny space, complete with bath is conveniently located on the main floor, providing privacy and comfort. An illegal lower-level suite offers potential for legal conversion with minor upgrades and City of Calgary approval. The kitchen on the lower level is expansive, untypical for a second kitchen. The landscaped yard is terraced down to the open park space below, creating a seamless connection to nature. Additional features include a triple garage and an expansive driveway, ensuring ample parking and storage. This property exemplifies luxury, functionality, and location—an ideal choice for discerning buyers seeking a prestigious Calgary address.