



**311 Edelweiss Place NW
Calgary, Alberta**

MLS # A2130790



\$949,999

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,381 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

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 "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.