

\$2,598,000 - 57 Edelweiss Point Nw, Calgary

MLS® #A2251887

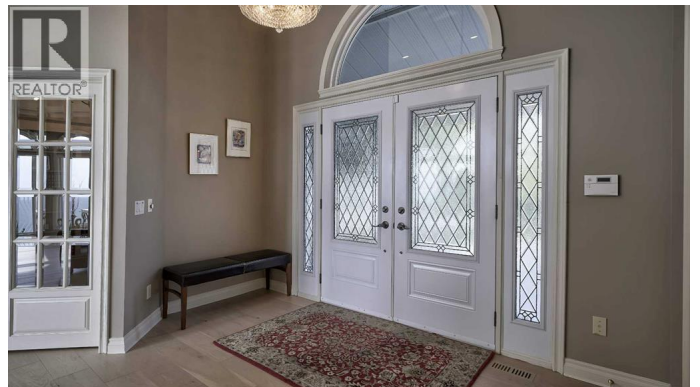
\$2,598,000

7 Bedroom, 6.00 Bathroom, 4,382 sqft

Single Family on 0.27 Acres

Edgemont, Calgary, Alberta

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. 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. (id:6289)

Built in 1987

Essential Information

Listing #	A2251887
Price	\$2,598,000
Bedrooms	7
Bathrooms	6.00
Square Footage	4,382
Acres	0.27
Year Built	1987
Type	Single Family
Sub-Type	Freehold

Community Information

Address	57 Edelweiss Point Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	T3A4N5

Amenities

Amenities	Park, Schools, Shopping
Features	Cul-de-sac, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Concrete
# of Garages	3
View	View

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Water purifier, Water softener, Cooktop - Gas, Range - Gas, Dishwasher, Dryer, Microwave, Garburator, Humidifier, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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