



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 EDELWEISS Point, Calgary T3A 4N4**

MLS® #: **A2156837**

Area: **Edgemont**

Listing Date: **08/11/24**

List Price: **\$1,950,000**

Status: **Active**

County: **Calgary**

Change: **-\$300k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1987**

Lot Information

Lot Sz Ar: **9,687 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,174**  
Low Sqft:  
Ttl Sqft: **3,174**

DOM

**38**  
Layout  
Beds: **5 (5)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot,Sloped Down,Treed,Views**

Park Feat:

**Triple Garage Attached**

Utilities and Features

Roof: **Tile**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Stucco**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Bookcases,Built-in Features,High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	18`6" x 15`4"	Laundry	Main	6`6" x 5`4"
2pc Bathroom	Main	5`1" x 6`8"	Bedroom	Main	16`8" x 12`6"
Family Room	Main	17`10" x 16`9"	Kitchen	Main	13`1" x 18`8"
Breakfast Nook	Main	9`3" x 13`10"	Dining Room	Main	16`8" x 12`7"
Living Room	Main	18`7" x 15`2"	4pc Bathroom	Second	8`0" x 6`4"

<b>Bedroom</b>	<b>Second</b>	<b>13`8" x 10`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`9" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 14`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>22`6" x 14`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>16`2" x 10`5"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 7`1"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8610881**

Zoning: **R-C1**

Remarks

Pub Rmks: **AMAZING RENOVATION OR NEW BUILD OPPORTUNITY| EXCLUSIVE CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER NW COMMUNITY OF EDMONTON| UNPARALLELED VIEWS! This 5-bedroom, 3.5 bath 2-Storey property offers 3,174 sf of living space and boasts majestic views of the Rocky Mountains and undisturbed city views. Nestled on a peaceful street, this is your opportunity to live on a premium enclave which includes a total of only 25 homes. In the seller's words, "The birds and squirrels will "chirpily" announce the feeders are empty and the occasional blue jay or flicker will mesmerize with their colour. The humble sparrows will contrast with the flamboyant wood peckers, all the while overlooking the loping deer, frequent coyote and the odd wayward moose". Complete with a triple-car garage and walkout basement, this property comes with an already approved Development Permit Application for a renovation which would see a 4th level addition of a room with a balcony that would offer easterly views w/spectacular sunrises and spectacular evening sunsets. Edelweiss Point is adjacent to Nose Hill Park and a mere 20 minutes from the downtown core. Only 12 minutes to the University & Foothills Hospital, with easy access to the airport or your weekend mountain getaway. In close proximity to several area schools, shops, restaurants and wonderful walking paths throughout the community. An absolute must see!**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**