



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 EDELWEISS Place, Calgary T3A 3R2**

MLS®#: **A2163127**      Area: **Edgemont**      Listing Date: **09/05/24**      List Price: **\$929,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1988**  
Lot Information  
 Lot Sz Ar: **4,860 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,380**  
 Low Sqft:  
 Ttl Sqft: **2,380**

DOM

**13**  
Layout  
 Beds: **4 (4)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Landscaped,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`4" x 6`9"	Living Room	Main	11`0" x 20`6"
2pc Bathroom	Main	4`3" x 5`6"	Dining Room	Main	10`1" x 13`8"
Kitchen	Main	10`6" x 12`1"	Breakfast Nook	Main	9`8" x 10`11"
Laundry	Main	9`3" x 6`3"	Family Room	Main	11`9" x 16`3"
Bedroom - Primary	Second	14`3" x 21`0"	4pc Ensuite bath	Second	15`2" x 6`6"
4pc Bathroom	Second	6`10" x 6`5"	Bedroom	Second	10`3" x 12`3"
Bedroom	Second	12`10" x 10`3"	Bedroom	Second	10`2" x 11`9"

**Game Room**  
**3pc Bathroom**

**Basement**  
**Basement**

**39`1" x 19`3"**  
**8`10" x 5`10"**

**Storage**  
**Den**  
Legal/Tax/Financial

**Basement**  
**Basement**

**11`11" x 7`0"**  
**10`9" x 10`8"**

Title:  
**Fee Simple**  
Legal Desc:

**8510402**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Open house Sep 8 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 34" 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.**

Inclusions:  
Property Listed By:

**None**  
**First Place Realty**

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