



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**151 EDELWEISS Place, Calgary T3a 3r5**

MLS®#: **A2167878**      Area: **Edgemont**      Listing Date: **09/20/24**      List Price: **\$1,200,000**  
 Status: **Active**      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: **6,167 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,627**  
 Low Sqft:  
 Ttl Sqft: **2,627**

DOM

**8**  
Layout  
 Beds: **9 (5 4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot,Irregular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 5`1"	Bedroom	Main	9`10" x 9`10"
Breakfast Nook	Main	7`8" x 10`11"	Dining Room	Main	14`0" x 10`4"
Family Room	Main	16`3" x 21`0"	Foyer	Main	13`6" x 8`11"
Kitchen	Main	10`4" x 8`10"	Laundry	Main	13`6" x 7`8"
Living Room	Main	19`5" x 18`9"	4pc Ensuite bath	Second	18`2" x 8`9"
5pc Bathroom	Second	9`11" x 7`8"	Bedroom	Second	10`11" x 10`10"
Bedroom	Second	11`5" x 9`4"	Bedroom	Second	7`11" x 14`11"

<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 14`1"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`10"</b>
<b>Other</b>	<b>Basement</b>	<b>6`3" x 8`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`1" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`8" x 26`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 11`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 11`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`0" x 10`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`7" x 10`9"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8410853**  
 Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this expansive nine-bedroom home in the serene Edgemont community, nestled in a quiet cul-de-sac. The grand entryway welcomes you with an open staircase and soaring vaulted ceilings in the spacious living room, just steps away from the formal dining area. The home boasts a generous family room featuring a cozy wood-burning fireplace, conveniently located near the kitchen—perfect for entertaining and family gatherings. Upstairs, you'll find four inviting bedrooms, a versatile loft, and a luxurious master suite complete with a full ensuite bathroom and a walk-in closet. On the main floor, there's an additional bedroom and a full four-piece bath, ideal for guests or multi-generational living. The fully finished walk-out basement includes four more bedrooms and offers the potential for a nanny suite. While the home is in its original condition and may require some updates, its thoughtful layout presents a fantastic opportunity to create your dream space. Don't miss the chance to make this wonderful house your own!**

Inclusions: **none**  
 Property Listed By: **CIR Realty**

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













