



\$ 789,900.00

## 199 EDELWEISS DRIVE NW CALGARY

<https://paulbrinton.com>

Welcome to exclusive Edelweiss, one of the the most prestigious locations in Edgemont. Meticulously maintained home, with the same owners since 1989, is across the street from multi-million dollar ridge estate properties. Step inside and be greeted with a soaring ~ 17' open-to-below front foyer featuring a GRAND CURVED OAK...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1135454

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 11:22:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 4

**Date added:** 09/09/21

**Two Piece Bath:** 1

**Lot size:** 5791 sq ft

**Year built:** 1988

**Parking:** Double Garage Attached, Driveway, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Family Room, Gas, Gas Starter, Stone

**Exterior Features:** Garden, Other

**District:** CAL Zone NW

**Inclusions:** garden shed

**Total Parking:** 4

**Flooring:** Carpet, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air, Partial

**Interior Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)



**Lot Features:** Back Yard,Front Yard,Lawn,Garden,Landscaped,Underground Sprinklers,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

**Roof Type:** Shake

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Photo Count:** 38

**Unit Exposure:** E,W

**Suite:** No

**Frontage Metres:** 16.29M 53`5"

**Living Area SF:** 2685.01

**Structure Type:** House

**Restrictions:** None Known,Restrictive Covenant-Building Design/Size

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 301.23

**Rooms Above Grade:** 10

**Construction Materials:** Brick,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Washer,Window Coverings

**Subdivision Name:** Edgemont

**Lot Size Acres:** 0.13

