

\$1,599,900 - 196 Edelweiss Drive Nw, Calgary

MLS® #A2222988

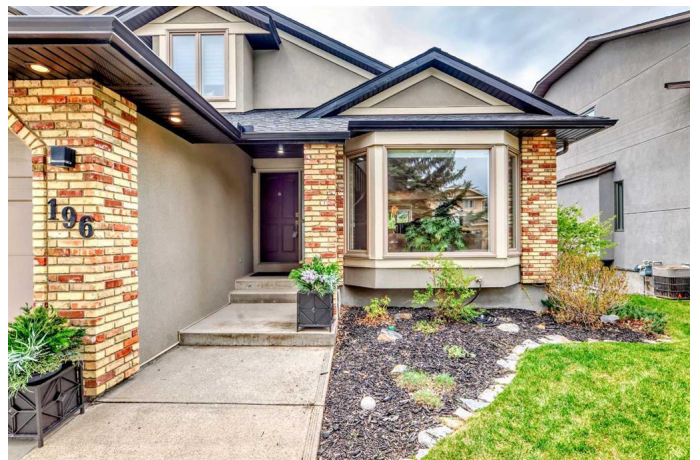
\$1,599,900

4 Bedroom, 4.00 Bathroom, 2,466 sqft

Residential on 0.23 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE CANCELLED. Welcome to one of the BEST locations in all Northwest Calgary. This well appointed 2-storey home is situated on the ridge in Edgemont Estates with unobstructed mountain views. The home has had a complete makeover on all three (3) floors since the sellers purchased the property in 2010. Specifically, the main floor was renovated to an open concept integrating the kitchen and family room with a new island (10ft x 5ft), new cabinets, SS appliances, granite counter tops & Brazilian Tigerwood hardwood throughout most of the main floor. A new gas fireplace was added in the family room and several picture windows were replaced. An enlarged deck, all in vinyl deckboard, off the kitchen seats many, has stunning views, and is used for entertaining and BBQing. In the large open concept first floor there is a spacious dining room that can accommodate large family gatherings. In addition, there's a front living room and a main floor laundry. Access to a triple garage that has a work bench, storage and a man door leading to the backyard. The upper level has been tastefully updated with a reconfigured master ensuite complete with a standalone tub, walk-in-shower, and large countertop area. Bathroom floors are heated tile. The primary bedroom is large with access to a deck that's perfect for morning coffee or a night cap. There is a spacious walk-in-closet with custom built-ins. Two additional bedrooms along with a 4 piece bathroom (heated floor)



plus an office space complete the upper level. The lower level was redesigned and itâ€™s a walkout with stunning views. There is a huge media room with surround sound (ceiling as well). A large open office with built-in desk, file drawers and storage cabinets, complete with an inspiring view of the Rockies, would make working from home a pleasure! An additional bedroom with large bright windows showcasing the backyard and a 3 piece bathroom with walk-in shower are also on the lower level. There is a large sliding glass door providing access to the stone patio. The home has a tankless water heater (2023), updated furnaces, 2 AC units, plus a new retaining wall (2023) in the professionally landscaped backyard. Rarely does such a great move-in ready home come along with such stunning mountain views on a top street in the Community. There are great walking paths behind the home in the huge green space and 3 prominent schools in the area. Donâ€™t miss this gem!

Built in 1985

Essential Information

MLS® #	A2222988
Price	\$1,599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,466
Acres	0.23
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	196 Edelweiss Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3P9

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Insulated, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage, Barbecue
Lot Description	Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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