

# \$799,900 - 9112 Edgebrook Drive Nw, Calgary

MLS® #A2216176

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

**\*Open House\*** Saturday and Sunday, June 21st and 22nd from Noon till 3 PM!! Welcome to 9112 Edgebrook Drive NW – Your Next Family Home Awaits!

Nestled in the heart of Edgemont, one of Calgary’s most sought-after communities, this beautifully maintained home offers over 2,300 sq ft of comfortable living space. Known for its stunning views of the Rocky Mountains and sprawling green spaces, Edgemont provides a perfect blend of nature and convenience.

**Prime Location -**

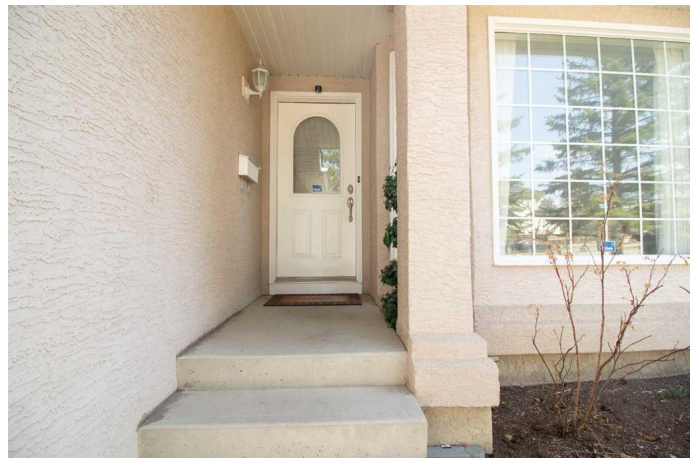
Located just minutes from parks, ravines, and wetlands, outdoor enthusiasts will appreciate the proximity to Nose Hill Park, a mere 5-minute drive away. Families will benefit from nearby top-rated schools like Edgemont Elementary and Tom Baines Junior High and Sir Winston Churchill High School! Commuting is a breeze with easy access to Stoney Trail and a quick 20-minute drive to downtown Calgary. Plus, a bus stop right across the street ensures excellent public transit options.

**Home Highlights -**

• **Grand Entrance:** Step into a welcoming foyer featuring a stunning staircase and chandelier.

• **Functional Layout:** Enjoy a spacious living area, formal dining room, and a private office complete with built-in shelving.

• **Chef’s Kitchen:** The large kitchen boasts updated quartz countertops, a dedicated pantry, and ample storage, flowing



seamlessly into a bright breakfast nook.

â€¢ Cozy Family Room: Relax in the spacious family room with an updated fireplace, perfect for chilly evenings.

â€¢ Outdoor Oasis: Access a massive deck and a landscaped, south-facing backyard ideal for entertaining.

Upstairs Comfort -

The upper level features four generously sized bedrooms. The master suite is a true retreat with a large walk-in closet and a 4-piece ensuite, including a jacuzzi and an updated rain shower. A second bathroom with a skylight offers a relaxing space to unwind. Each bedroom is well-lit with natural sunlight and includes ample closet space.

Basement Potential -

The expansive 1,100 sq ft basement is a blank canvas, ready for your personal touchâ€”be it a home gym, entertainment area, or additional living space.

This gem in Edgemont combines comfort, functionality, and an unbeatable location. Donâ€™t miss outâ€”book your showing today!

Built in 1994

**Essential Information**

MLS® #	A2216176
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,348
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	9112 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5M5

### Amenities

Amenities	Park, Playground
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape,

	Sloped, Standard Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	55
Zoning	R-CG

### **Listing Details**

Listing Office	Golden Keys Realty
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