

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

MLS® #A2216176

\$799,900

4 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.01 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE MAY 3RD & 4TH,
SATURDAY AND SUNDAY 1:00 – 4:00 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 -

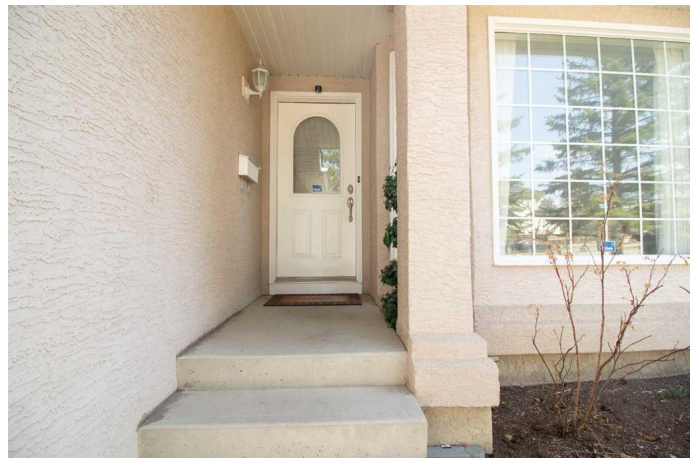
Located just minutes from parks, ravines, and wetlands, outdoor enthusiasts will appreciate the proximity to Nose Hill Park, a mere 5-minute drive away. Families will benefit from nearby top-rated schools like Edgemont Elementary and Tom Baines Junior High. Commuting is a breeze with easy access to Stoney 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 | 0.01 |
| 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 | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Golden Keys Realty |
|----------------|--------------------|

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