

\$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, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s), Chandelier, Track Lighting
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	Natural Gas, Central
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	48
Zoning	R-CG

Listing Details

Listing Office	Golden Keys Realty
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