

\$784,900 - 9112 Edgebrook Drive Nw, Calgary

MLS® #A2216176

\$784,900

4 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to 9112 Edgebrook Drive NW â€“
Your Next Family Home Awaits! NO POLY B!!
Nestled in the heart of Edgemont, one of
Calgaryâ€™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.

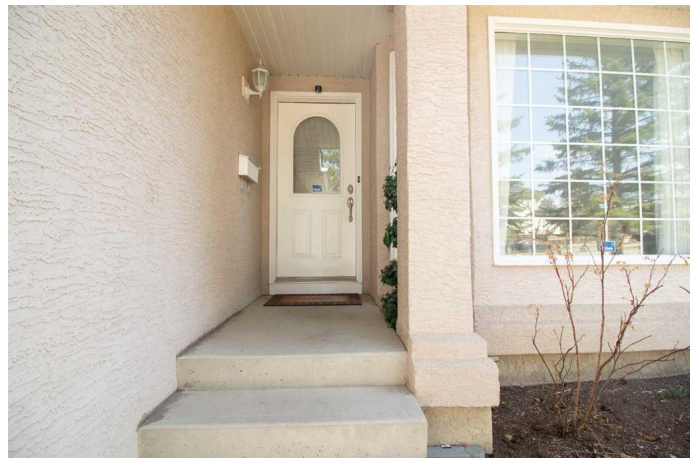
Home Highlights -

â€¢ Grand Entrance: Step into a welcoming
foyer featuring a stunning staircase and
chandelier.

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

â€¢ Chefâ€™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	\$784,900
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	Playground, Park
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway
# of Garages	2

Interior

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

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Yard, Front Yard, Landscaped, Treed, Low Maintenance Landscape, Sloped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	94
Zoning	R-CG

Listing Details

Listing Office	Golden Keys Realty
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