

# \$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\*** 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 -**

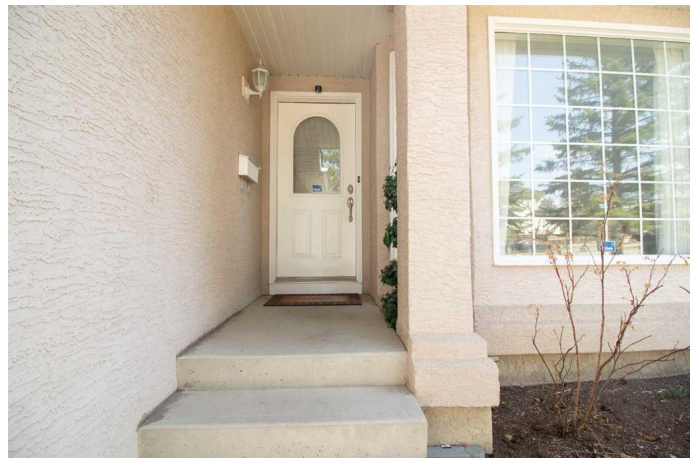
Located just minutes from parks, ravines, and wetlands, outdoor enthusiasts will appreciate the proximity to Nose Hill Park, a mere 5-minute drive away. Families will benefit from nearby top-rated schools like Edgemont Elementary and Tom Baines Junior High. Commuting is a breeze with easy access to Stoney 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          | 0.12        |
| 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      | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection |
| 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, Treed, Standard Shaped Lot |
| Roof         | Asphalt Shingle                    |
| Construction | Stucco                             |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

### **Listing Details**

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

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