

\$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.

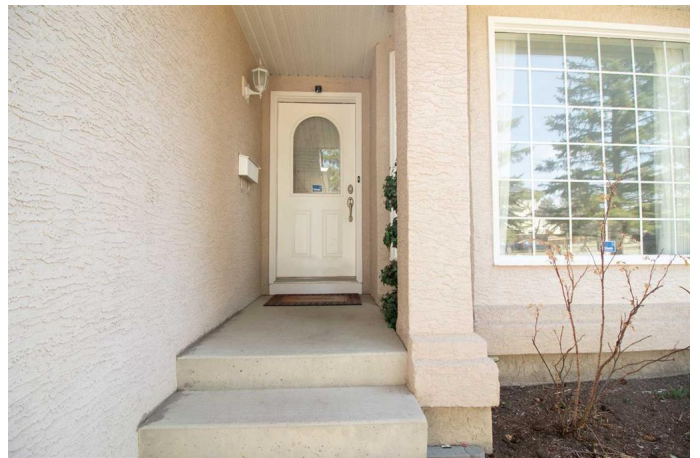
Home Highlights -

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 | 95 |
| Zoning | R-CG |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.