

# \$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.

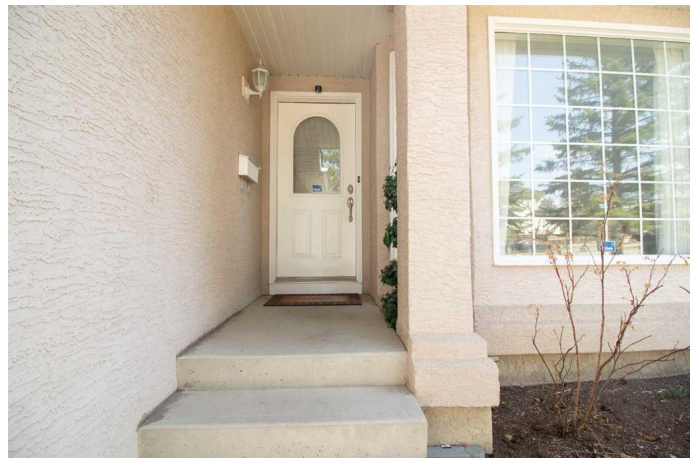
Home Highlights -

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	98
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.