

# \$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	109
Zoning	R-CG

**Listing Details**

Listing Office	Golden Keys Realty
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