



**GRASSROOTS**  
REALTY GROUP

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**9112 Edgebrook Drive NW**  
**Calgary, Alberta**

**MLS # A2216176**



**\$784,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,348 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Sloped, S		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas

**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)

**Inclusions:** Fridge in basement & Freezer in the basement, White Sofa in living room, Table, shelves and mattress in basement.

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 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 -

- 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.
- Cozy Family Room: Relax in the spacious family room with an updated fireplace, perfect for chilly evenings.
- 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 touch—be it a home gym, entertainment area, or additional living space. This gem in Edgemont combines comfort, functionality, and an unbeatable location. Don't miss out—book your showing today!