



**GRASSROOTS**  
REALTY GROUP

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**9124 Edgebrook Drive NW**  
**Calgary, Alberta**

**MLS # A2250523**



**\$825,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ, Storage Shed, Hood Fan		

OPEN HOUSE SAT SEPT 27 FROM 2:00 - 4:00! This is not just another two storey; this is a fully renovated, air-conditioned showstopper where every detail has been thoughtfully curated. From the moment you walk through the front door, you will feel the pride of ownership and the quality of upgrades that make this home stand apart. The soaring cathedral living room sets the stage with natural light pouring in, complemented by a formal dining space and a gourmet kitchen that deserves its own spotlight. Granite countertops, a designer tile backsplash with glass accents, a Dacor range with slide-out shelf, newer stainless steel appliances (yes, even a Miele dishwasher), and a large centre island with breakfast bar create the perfect hub for both quiet mornings and lively entertaining. The kitchen flows seamlessly into a spacious eating nook and a sunken family room with custom built-ins and a cozy gas fireplace - all with views of your private southeast-facing backyard oasis. Out back, outdoor living takes on a whole new level: a beautifully landscaped yard with a composite deck, patio, and a built-in Napoleon grill - everything you need for summer nights under the stars. Upstairs, retreat to your primary suite with a spa-inspired ensuite featuring a bubble tub, oversized shower, and glass block accents. A custom walk-in closet with built-ins keeps everything in its place. Two additional generous bedrooms and a full bathroom complete the upper level. The professionally developed basement offers room for everyone; a cork-floored fitness area, games room, and a media-ready rec space. Every upgrade has been considered: triple-pane windows (except one bedroom), upgraded furnace, hot water tank, brand new shingles and eaves, and an insulated double garage with epoxy floors. This is the definition of move-in ready. Schools, amenities, and major roadways are

minutes away. A rare opportunity to own a truly customized family home that blends style, comfort, and everyday function. Boldly better, beautifully yours.