



**9112 Edgebrook Drive NW
Calgary, Alberta**

MLS # A2131309



\$879,888

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,383 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: none

OPEN HOUSE SATURDAY 1 PM TO 3 PM AND SUNDAY 11 AM TO 1 PM. Introducing a meticulously maintained sunny, backing onto a wider lot home nestled in one of Calgary's most sought-after communities. Boasting nearly 2400 sq.ft above grade, this residence offers an abundance of space and comfort for the discerning homeowner. The upper level features 4 generously sized bedrooms, including a luxurious primary bedroom complete with a walk-in closet and full en-suite with a newly renovated shower. All other bathrooms in the home are also renovated. The main floor welcomes you with the warmth of hardwood flooring, a testament to the quality of this home. The updated kitchen provides ample storage, including a pantry, while the spacious office, living room, family room with gas fireplace, and dining room creates an ideal setting for both relaxation and entertainment. Enjoy the convenience of modern amenities, including a central vacuum system. This house is located in one of the best school districts in Calgary, with Edgemont School and Tom Baines within 5 minutes drive, as well as Sir Winston Churchill designation, making it perfect for a family that values education. Beyond the confines of this remarkable home lies a prime location within Edgemont. Residents have access to the ravine walking paths, playgrounds, soccer fields, tennis courts, and an outdoor rink, ensuring there's always something to do close to home. Additionally, multiple shopping outlets such as CO-OP and Superstore are within reach, along with various other amenities. Commute with ease, as this home offers quick and convenient access to major roadways including Country Hills Blvd, Stoney Trail, and Shaganappi Trail. Bus routes and city transportation provide effortless connections to the University of Calgary, LRT, Market Mall, hospitals, and Downtown, all within half an hour, making this

residence an ideal choice for those seeking both convenience and comfort in Calgary's vibrant landscape. Huge basement is waiting for your dream touch.