

\$850,000 - 9124 Edgebrook Drive Nw, Calgary

MLS® #A2250523

\$850,000

3 Bedroom, 3.00 Bathroom, 1,889 sqft

Residential on 0.12 Acres

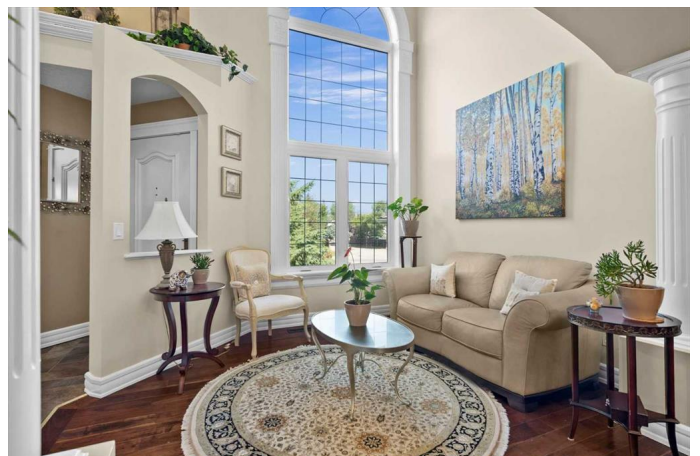
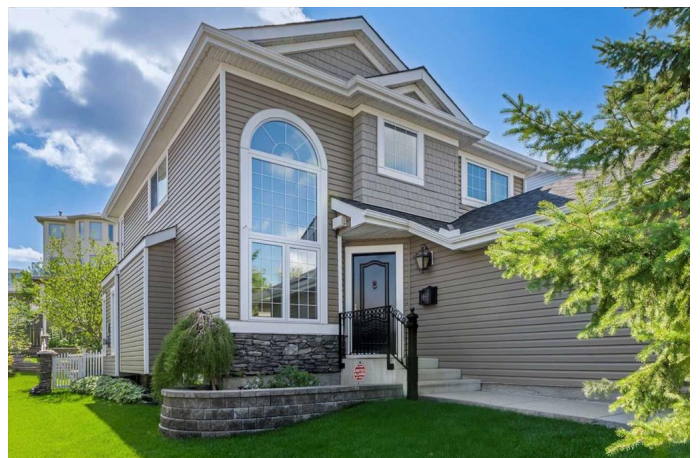
Edgemont, Calgary, Alberta

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.

Built in 1996

Essential Information

MLS® #	A2250523
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,889
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9124 Edgebrook Drive Nw
---------	-------------------------

Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	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)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Disposal, Dryer, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Built-in Barbecue
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.