

9143 Edgebrook Drive NW
Calgary, Alberta

MLS # A2312264



\$889,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,397 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve,		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained and extensively updated family home in the highly sought-after NW community of Edgemont. Offering approximately 2,397 sq. ft. above grade plus a fully FINISHED basement(1171 Sq ft), this impressive home backs directly onto a Ravine, Green space, and Walking pathway, while also facing a Park and Green space in the front — a truly RARE setting. The main floor features 9 ft. ceilings, a bright and functional layout, spacious living and dining areas, a comfortable family room with fireplace and built-in features, and a flexible main-floor room that can be used as a home office, study, or additional bedroom. The kitchen has been updated with quartz countertops, newer stainless steel appliances, and offers beautiful views toward the backyard and ravine. Upstairs you will find FOUR generous bedrooms, including a large primary bedroom with walk-in closet and private Ensuite. The fully finished basement adds even more living space, featuring a spacious recreation area, one bedroom, a full bathroom, and excellent storage. Recent upgrades include TWO new hot water tanks, newer vinyl windows, newer roof shingles, newer LVP flooring, newer quartz countertops in the kitchen and bathrooms, fresh interior paint throughout, new lighting, and newer stainless steel kitchen appliances. This home is close to public transit and offers excellent curb appeal, a rare green-space location, and immediate possession as it is currently vacant. Located in one of Calgary's most desirable NW communities, Edgemont is well known for its mature environment, convenient amenities, pathways, and highly regarded public school options. A wonderful opportunity for families looking for kids education, space, location, and long-term value.