

# \$969,900 - 16 Edgebrook Road Nw, Calgary

MLS® #A2229872

**\$969,900**

4 Bedroom, 5.00 Bathroom, 3,053 sqft

Residential on 0.12 Acres

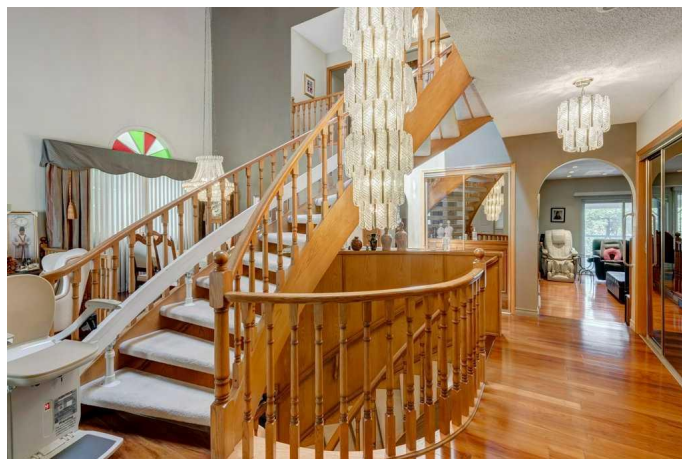
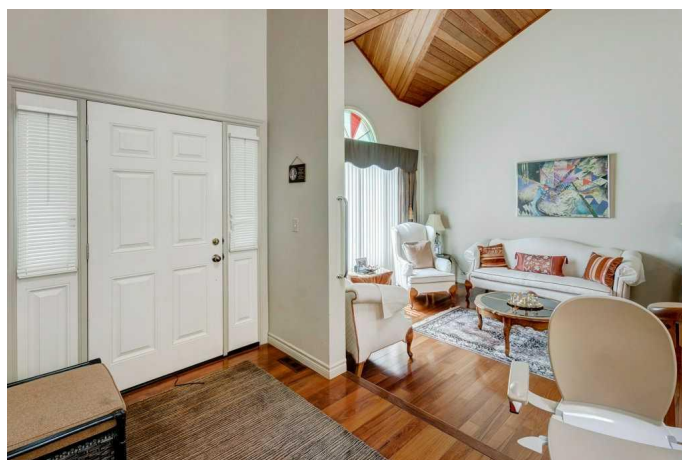
Edgemont, Calgary, Alberta

Beautiful 2-story home with full walk-out basement. Multiple built-ins throughout the home with extensive use of hardwood, Oak, and potlights. Curved Oak staircase ascending to the second level and descending to the lower level. Cathedral ceiling in the Living Room & Dining Room. Huge ensuite with separate shower and tub. Upper bedrooms each have their own en-suite. Main floor den & 2nd level study. Lower level fully developed with rec room, cold storage, bath, and dry sauna. A perfect home for a large family and ideal for entertaining. City view from second-level balcony. Newer decking. Almost 4600 sq. ft.

Built in 1987

## Essential Information

MLS® #	A2229872
Price	\$969,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,053
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status Active

### Community Information

Address 16 Edgebrook Road Nw  
Subdivision Edgemont  
City Calgary  
County Calgary  
Province Alberta  
Postal Code t3a4m1

### Amenities

Parking Spaces 2  
Parking Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, Driveway  
# of Garages 2

### Interior

Interior Features Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Skylight(s), Storage, Walk-In Closet(s), Jetted Tub  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Oven  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Gas, Stone, Brick Facing, Brass  
Has Basement Yes  
Basement Finished, Full, Walk-Out, Exterior Entry

### Exterior

Exterior Features Balcony  
Lot Description Back Lane, Landscaped, Private, Treed, Irregular Lot  
Roof Clay Tile  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 10th, 2025

Days on Market	28
Zoning	R-CG

## **Listing Details**

Listing Office	Central Realty Ltd.
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