

# \$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

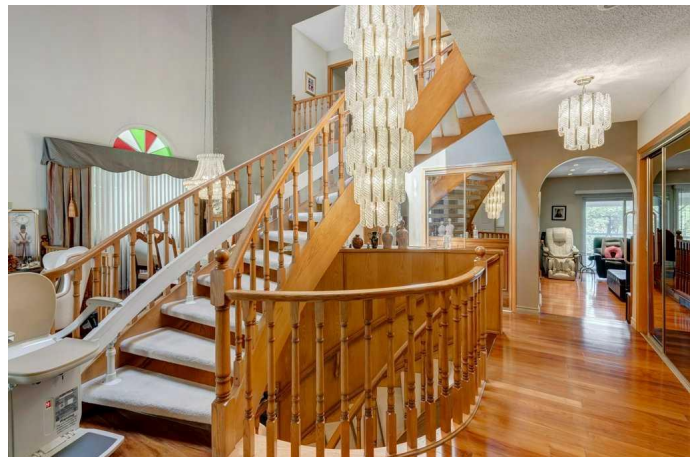
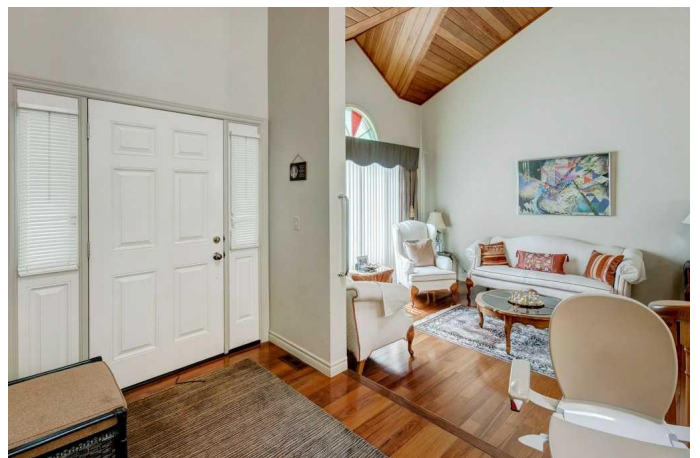
Beautiful 2-story home with walk-out basement. 3 Ensuite baths on upper level with a total of 5 bathrooms. Multiple built-ins throughout the home. Extensive use of hardwood, Oak, and potlights. Curved Oak staircase ascending to the second level and descending to the lower level. Cathedral ceiling in the Living Room & Dining Room. Main floor den & 2nd level Study. 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, Driveway, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, Front Drive
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	21
Zoning	R-CG

**Listing Details**

Listing Office                      Central Realty Ltd.

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