

# \$896,900 - 16 Edgebrook Road Nw, Calgary

MLS® #A2229872

**\$896,900**

4 Bedroom, 5.00 Bathroom, 3,053 sqft

Residential on 0.12 Acres

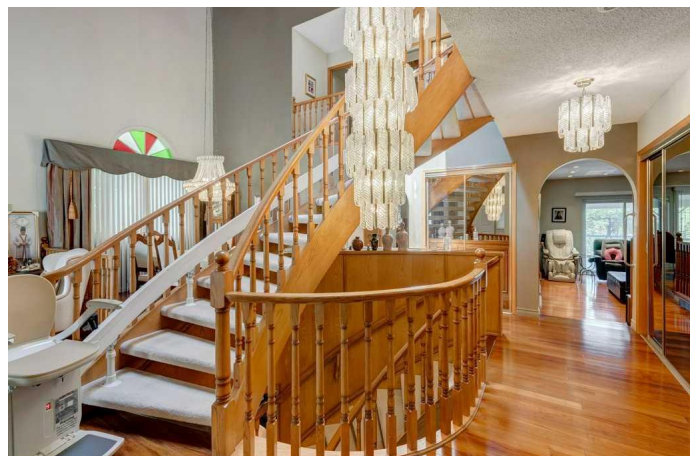
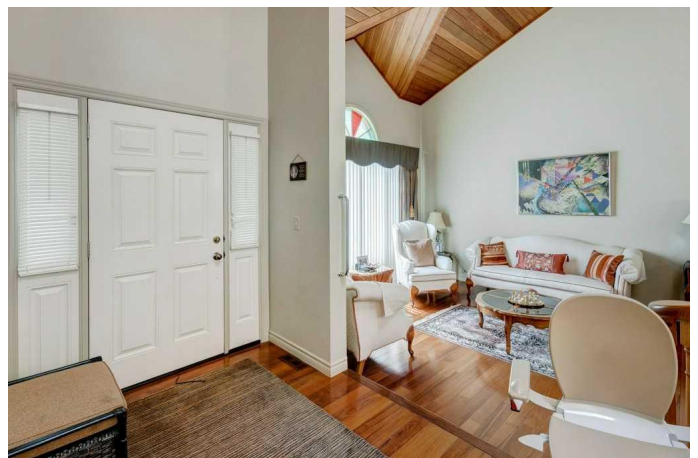
Edgemont, Calgary, Alberta

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. - Tax assessment \$1,020,000 - Property being sold "as is where is" Original owner moving due to health concerns.

Built in 1987

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229872    |
| Price          | \$896,900   |
| 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, Heated Garage, Parking Pad, Driveway, Front Drive, Garage Faces Front, Insulated, Oversized |
| # of Garages   | 2                                                                                                                   |

### Interior

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

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 70              |
| Zoning         | R-CG            |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Central Realty Ltd. |
|----------------|---------------------|

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