

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

MLS® #A2229872

**\$896,900**

4 Bedroom, 5.00 Bathroom, 3,053 sqft

Residential on 0.12 Acres

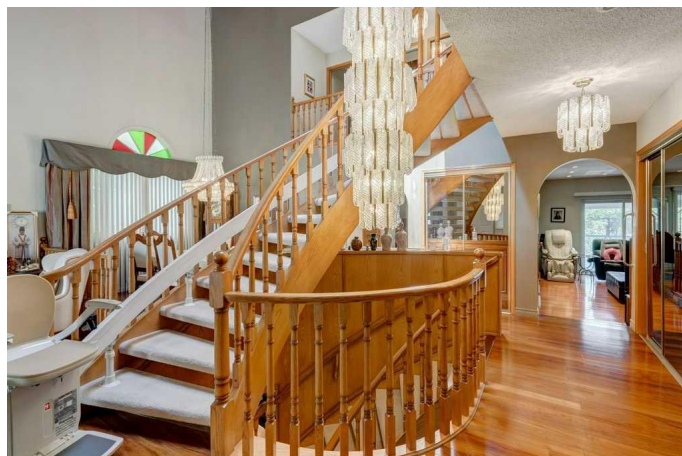
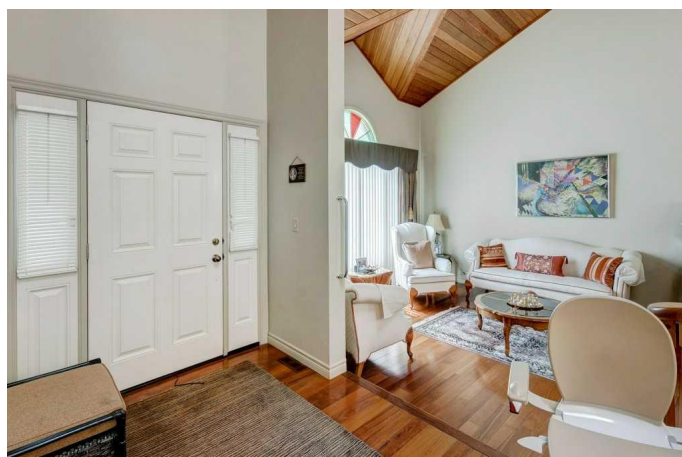
Edgemont, Calgary, Alberta

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	75
Zoning	R-CG

## Listing Details

Listing Office	Central Realty Ltd.
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