\$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
Туре	Residential

Sub-Type Style Status	Detached 2 Storey Active	
Community Information		
Address Subdivision City County Province Postal Code	16 Edgebrook Road Nw Edgemont Calgary Calgary Alberta t3a4m1	
Amenities		
Parking Spaces Parking	2 Double Garage Attached, Heated Garage, Parking Pad, Driveway, Front Drive, Garage Faces Front, Insulated, Oversized	
# of Garages	2	
Interior		
Interior Features Appliances	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) 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 Lot Description Roof Construction Foundation	Balcony Back Lane, Landscaped, Irregular Lot, Private, Treed Clay Tile Wood Frame Poured Concrete	

Additional Information

Date ListedJune 10th, 2025Days on Market69ZoningR-CG

Listing Details

Listing Office Central Realty Ltd.

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