

\$888,800 - 9195 Edgebrook Drive Nw, Calgary

MLS® #A2258827

\$888,800

5 Bedroom, 4.00 Bathroom, 2,055 sqft
Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Beautifully Renovated Walkout Home Backing
onto Pond in Desirable Edgemont!

Discover this bright, thoughtfully updated 5-bedroom, 3.5-bath family home with a main floor office, ideally located within walking distance to parks in the highly sought-after Edgemont community. Enjoy easy access to top-rated schools, shopping, banks, playgrounds, and major routes including Country Hills Blvd, Shaganappi Trail, and Stoney Trail.

Step into the foyer with its high ceiling, setting the tone for this welcoming home. The main level features a spacious living and dining area anchored by a cozy gas fireplace, all overlooking your private north-facing backyard oasis and serene pond views. The renovated kitchen boasts quartz countertops, a large centre island, stainless steel appliances (including a brand-new refrigerator and hood fan), and a big pantry for all your daily essentials - perfect for both quiet mornings and lively entertaining. A bright eating nook, dedicated office or playroom, updated half bath, and convenient laundry room with sink complete the main level.

Upstairs, unwind in the spacious primary retreat with a 5-piece ensuite featuring a separate tub and shower, and a generous walk-in closet. Two additional bedrooms share a beautifully updated Jack-and-Jill bathroom,



offering both comfort and privacy.

The fully developed walkout basement provides a large recreation area, two additional rooms ideal for guests or hobbies, and plenty of storage space. Step outside to enjoy tranquil evenings on the newer deck or the walkout patio overlooking the peaceful pond, no rear neighbours for ultimate privacy.

Additional upgrades include brand-new flooring on the main level, updated bathrooms, newer basement flooring, new light fixtures, new door casings, a newer tile roof, and hardwood flooring beneath the vinyl plank. With a south-facing front yard that welcomes abundant natural light, this move-in-ready home offers the perfect blend of style, comfort, and functionality.

Located within the school zones for Edgemont School, Valley Creek School and Sir Winston Churchill High School, this is a rare opportunity to own a home that truly has it all - location, quality, and charm - all available for the first time on the market.

Built in 1997

Essential Information

MLS® #	A2258827
Price	\$888,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,055
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	9195 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting, Flag Lot, Flood Plain, No Neighbours Behind
Roof	Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
-------------	-------------------

Days on Market 8
Zoning RCG

Listing Details

Listing Office Kingsland Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.