



## 9124 Edgebrook Drive Calgary Alberta

\$850,000

This is not just another two storey; this is a fully renovated, air-conditioned showstopper where every detail has been thoughtfully curated. From the moment you walk through the front door, you will feel the pride of ownership and the quality of upgrades that make this home stand apart. The soaring cathedral living room sets the stage with natural light pouring in, complemented by a formal dining space and a gourmet kitchen that deserves its own spotlight. Granite countertops, a designer tile backsplash with glass accents, a Dacor range with slide-out shelf, newer stainless steel appliances (yes, even a Miele dishwasher), and a large centre island with breakfast bar create the perfect hub for both quiet mornings and lively entertaining. The kitchen flows seamlessly into a spacious eating nook and a sunken family room with custom built-ins and a cozy gas fireplace - all with views of your private southeast-facing backyard oasis. Out back, outdoor living takes on a whole new level: a beautifully landscaped yard with a composite deck, patio, and a built-in Napoleon grill - everything you need for summer nights under the stars. Upstairs, retreat to your primary suite with a spa-inspired ensuite featuring a bubble tub, oversized shower, and glass block accents. A custom walk-in closet with built-ins keeps everything in its place. Two additional generous bedrooms and a full bathroom complete the upper level. The professionally developed basement offers room for everyone; a cork-floored fitness area, games room, and a media-ready rec space. Every upgrade has been considered: triple-pane windows (except one bedroom), upgraded furnace, hot water tank, brand new shingles and eaves, and an insulated double garage with epoxy floors. This is the definition of move-in ready. Schools, amenities, and major roadways are minutes away. A rare opportunity to own a truly customized family h...

4pc Bathroom 8.17 Ft x 4.83 Ft

4pc Bathroom 10.17 Ft x 11.00 Ft

Bedroom 12.00 Ft x 10.00 Ft

Bedroom 11.00 Ft x 11.67 Ft

Primary Bedroom 16.17 Ft x 11.00 Ft

Family room 12.17 Ft x 12.42 Ft

Furnace 15.17 Ft x 13.67 Ft

2pc Bathroom 5.00 Ft x 5.25 Ft

Breakfast 13.08 Ft x 7.83 Ft

Dining room 13.25 Ft x 9.08 Ft

Great room 11.00 Ft x 8.58 Ft

Kitchen 13.08 Ft x 15.33 Ft

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Listing Presented By:



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Family room 11.92 Ft x 15.50 Ft

Recreational, Games room 17.67 Ft x 19.00 Ft

Storage 7.75 Ft x 4.92 Ft

Laundry room 6.92 Ft x 6.08 Ft

Living room 16.08 Ft x 12.92 Ft