

# \$788,266 - 8266 Edgebrook Drive Nw, Calgary

MLS® #A2222155

**\$788,266**

5 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Step into comfort, space, and timeless charm in this beautifully maintained former Shane Homes showhome, nestled on a 54-ft wide flat rectangular lot in the heart of Edgemont—Calgary's largest and most established family community. With gated rear lane access ideal for RV or trailer parking, mature trees offering natural privacy, and well-kept front and back lawns, this home is as impressive outside as it is inside.

Boasting over 3,550 sq.ft. of total developed living space, this 5-bedroom, 3.5-bathroom home offers the ideal blend of functionality and room to grow—perfect for large or multi-generational families.

Inside, you're welcomed by soaring vaulted ceilings, a skylight, and expansive East- and West-facing windows that flood the home with natural light. The main floor features formal living and dining areas, a cozy family room with a wood-burning brick fireplace, and a spacious kitchen complete with stainless steel appliances, granite counters, ample cabinetry, and a sunny breakfast nook. Elegant French doors lead to a large deck—ideal for entertaining. A versatile main floor bedroom (or office), 2-pc bath, and a practical laundry room with built-in cabinetry and utility-sink add convenience.

Upstairs, discover three generously sized bedrooms, including a private primary retreat with its own balcony, dual closets, and a Jacuzzi tub ensuite. A vaulted bonus



roomâ€™complete with a second fireplace and wet barâ€™offers the perfect space for family movie nights or casual entertaining. A laundry chute from the hall adds a thoughtful touch of efficiency.

The newly finished legal basement with all necessary city permits expands your living potential with a large 5th bedroom, full modern bathroom, massive rec room, wet bar, flex space, rough-ins for secondary laundry, and generous storage.

Over the last decade or so, this home has seen quite some updates which include roof and skylights, furnace (1) and hot water tanks (2), PEX plumbing, and fresh interior/exterior paint (2025). The insulated double attached garage features large window, a side entrance door, and built-in shelvingâ€™ideal for a workshop setup or organized storage.

Located steps from top-rated schools, SAIT, Nose Hill Park, Edgemontâ€™s extensive ravine pathways, shopping, transit, and a designated school bus stop, this move-in ready gem offers rare value in a mature, connected community. Homes like this donâ€™t come up oftenâ€™donâ€™t miss your chance!

Built in 1987

**Essential Information**

MLS® #	A2222155
Price	\$788,266
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,451
Acres	0.12
Year Built	1987
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8266 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4N1

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Jetted Tub, Skylight(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Brick Facing, Gas Starter, Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	27
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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