



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8266 Edgebrook Drive NW
Calgary, Alberta

MLS # A2222155



\$774,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, No Neigh		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Wet Bar

Inclusions: Outdoor Swing Chair in backyard, Refrigerator in Garage,

Discover over 3,500sq.ft. of developed living space in this beautifully maintained former Shane Homes showhome, set on a 54-ft wide lot with gated rear lane access—perfect for RV, trailer, or future parking pad. Featuring 5 bedrooms, 4 bathrooms, vaulted ceilings, no carpet flooring, 2 wood-burning fireplaces, a bright kitchen, formal dining/living rooms, bonus room, and a finished basement—this home is ideal for large or multi-generational families. The private primary suite includes its own balcony with no rear neighbours. Recent updates include PEX plumbing, upbeat mechanicals, fresh paint, and roofing improvements. Located steps to top schools, Nose Hill Park, ravine pathways, and transit. Book your showing today!