



GRASSROOTS
REALTY GROUP

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

8266 Edgebrook Drive NW
Calgary, Alberta

MLS # A2222155



\$788,266

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,

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 room—complete with a second fireplace and wet bar—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 shelving—ideal for a workshop setup or organized storage. Located steps from top-rated schools, SAIT, Nose Hill Park, Edgemont'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 don't come up often—don't miss your chance!