

# \$777,777 - 8266 Edgebrook Drive Nw, Calgary

MLS® #A2222155

**\$777,777**

5 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

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!

Built in 1987

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222155    |
| Price          | \$777,777   |
| 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, Garage Faces Front, Front Drive, Insulated |
| # of Garages   | 2                                                                                               |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Ceiling Fan(s), Jetted Tub, Skylight(s), Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                 |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                               |
| 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, Front Yard, Landscaped, Rectangular Lot, Few Trees, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Brick, Concrete, Stucco                                                                               |
| Foundation        | Poured Concrete                                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 80             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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