

# \$774,900 - 8266 Edgebrook Drive Nw, Calgary

MLS® #A2222155

**\$774,900**

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	\$774,900
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	Double Garage Attached, Garage Faces Front, Insulated, Concrete Driveway, Driveway, Front Drive
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Ceiling Fan(s), French Door, Granite Counters, 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	Living Room, Brick Facing, Family Room, Gas Starter, Other, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Few Trees, 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	69
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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