

# \$799,900 - 8294 Edgebrook Drive Nw, Calgary

MLS® #A2223668

**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,243 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Vaulted ceiling, bright family home with 3+1 bedrooms, 3.5 baths plus den within walking distance to schools in very desirable Edgemont community. Walking distance to shopping, parks, and playgrounds, with easy access to Country Hills Blvd, Shaganappi Trail, and Stoney Trail. Window with cladding, asphalt shingles, vinyl siding, hi-eff furnace, new hot water tank (replaced in 2024), huge deck with rubber decking. Hardwood and tile floors above grade, new carpet in basement, freshly painted throughout. Kitchen features solid oak cabinets, granite counters, breakfast bar, stainless steel appliances. Living room has vaulted ceiling and lovely gas fireplace, formal dining room, private den at front corner with lots of windows. Laundry room with sink and updated half bath complete main level. Oak stair railing with wrought iron spindles lead you to the upper level where there are 3 bedrooms...master with walk in closet and new 5 piece ensuite with soaker tub and glass shower, other two bedrooms share the updated family bath. Basement has a bedroom (non-egress window) with 4 piece ensuite bathroom shared by huge recreation room. Plenty of storage. Plumbing lines were completely updated to current code in 2021. Home is located on large corner lot but sidewalks to shovel are very limited. RV parking in backyard.

Built in 1988



## Essential Information

MLS® #	A2223668
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,243
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	8294 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4N1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	Grand Realty
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